



Date February 8, 2021

RESOLUTION SETTING HEARING ON REQUEST FROM WESLEY RETIREMENT SERVICES, INC. FOR APPROVAL OF AN AMENDMENT TO THE WESLEY ACRES PUD CONCEPTUAL PLAN ON PROPERTY LOCATED AT 3520 GRAND AVENUE AND 401 37TH STREET

WHEREAS, on January 21, 2021, the City Plan and Zoning Commission voted 9-4-1 to **APPROVE** a request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger (officer), to review and approve a proposed Amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street (“Property”) to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine, and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children’s Garden and Preschool use as a permitted use, and to revise the list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation, subject to the following conditions:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered “Major Façade Material”, as contained in City Code Chapter 135;
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick;
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate;
4. The off-street parking lot within the western portion of the “PUD” Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing “Wesley Bolton” building and shall not include a drive approach from 37th Street;
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots;
6. Any new parking area shall be landscaped in accordance with the requirements applicable in the “NX3” District. This requires side and rear buffer plantings to lessen the impact of any parking on adjoining residential properties;
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed;
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council; and
9. Compliance with all administrative review comments of final “PUD” Conceptual Plan documents; and



Date February 8, 2021

WHEREAS, the Property is legally described as follows:

LOT 1 OFFICIAL PLAT OF LOT 5 OF PIERCE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M. AND LOTS 3 AND 4 OF THE OFFICIAL PLAT OF LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78, RANGE 24 WEST OF THE 5TH P.M., EXCEPT THAT PART AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° (DEGREES) 09' (MINUTES) 57" (SECONDS) EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 617.54 FEET; THENCE SOUTH 89°45'23" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 165.15 FEET; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 333.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°04'49" EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 325.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 89°26'27" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 263.37 FEET; THENCE NORTH 00°15'28" WEST, 259.0 FEET; THENCE NORTH 45°00'00" EAST 91.12 FEET; THENCE NORTH 89°45'23" EAST, 199.64 FEET TO THE POINT OF BEGINNING; AND THAT PART OF THE SOUTH 200.0 FEET OF THE NORTH 540.0 FEET OF LOT 5 (EXCEPT THE WEST 33 FEET THEREOF) OF THE OFFICIAL PLAT LOTS 1 THROUGH 24 OF SECTION 7, TOWNSHIP 78 NORTH, RANGE 24 WEST OF THE 5TH P.M.; AND ALL OF LOT 1 IN PORTLAND PLACE, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed Amendment to the Wesley Acres PUD Conceptual Plan is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on February 22, 2021, by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code. The City Clerk is instructed to provide this notice including information about participation in the electronic meeting as indicated above.



Roll Call Number


Agenda Item Number

28

Date February 8, 2021

MOVED BY _____ TO ADOPT.

FORM APPROVED:


Judy K. Parks-Kruse
Assistant City Attorney

(ZON2020-00141)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

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.

City Clerk



February 2, 2021

Date February 8, 2021
Agenda Item 28
Roll Call # _____

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their January 21, 2021 meeting, the following action was taken regarding a request from Wesley Retirement Services, Inc. (owner) represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street, to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 8-4-1 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus		X		
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed			X	
Johnny Alcivar	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 the proposed amendment to the Wesley Acres “PUD” Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a “Major Façade Material, as contained in City Code Chapter 135.
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the “PUD” Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing “Wesley Bolton” building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.

8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

(ZON2020-00141)

Written Responses

19 in Favor

13 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed amendment to the Wesley Acres "PUD" Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a "Major Façade Material, as contained in City Code Chapter 135.
2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped in accordance with the requirements applicable in the "NX3" District. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the “PUD” Conceptual Plan would allow the following:
 - a. Construction of a building addition for a new entry on the north side of the building, which would revise the configuration of parking and sidewalks in that area.
 - b. Construction of a building addition for a new entry on the west side of the building, which would revise the configuration of parking and sidewalks in that area.
 - c. Construction of a building addition on the west side of the building for resident swimming pool and auditorium use.
 - d. Construction of a terrace and pond landscape feature within the northern portion of the site.
 - e. Expansion of the existing parking lot within the front yard area along 37th Street.
 - f. Renovation of the central courtyard area.
 - g. Expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas.
 - h. Removal of the Children’s Garden and Preschool use previously a permitted use within the campus.
 - i. Revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation

Any future construction would be in accordance with a future “PUD” Development Site Plan that must be reviewed and recommended by the Plan and Zoning Commission and approved by the City Council. Such a Site Plan has not been submitted for review at this time.

2. **Size of Site:** Approximately 12 acres.
3. **Existing Zoning (site):** “Wesley Acres PUD” Planned Unit Development District.
4. **Existing Land Use (site):** High-density residential retirement living campus, to include a healthcare facility and adult and children daycare centers.
5. **Adjacent Land Use and Zoning to Site of Amendment:**
 - North** - “NX3; Use is high density residential.
 - South** - “N2a”; Uses included undeveloped land owned by the applicant and large lot single-family residential.
 - East** - “P1” & “P2”; Use is Des Moines University.
 - West** - “NX3”; Uses are high-density residential and Sisterhood of the PEO.
6. **General Neighborhood/Area Land Uses:** The surrounding neighborhood uses primarily consist of high density residential and institutional uses along Grand Avenue with large lot estate single-household residential to the south and a timbered landscape in between.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located within the Greenwood Historic Neighborhood. The neighborhood association was notified of the December 3, 2020 public hearing by mailing of the Preliminary Agenda on November 13, 2020 and by the Final Agenda on November 25, 2020. They were notified of the December 17, 2020 public hearing by mailing of the Final Agenda on December 11, 2020. They were notified of the January 21, 2021 public hearing by mailing of the Preliminary Agenda on January 7, 2021 and by the Final Agenda on January 15, 2021.

Additionally, separate notifications of the hearing for this specific item were mailed on November 23, 2020 (10 days prior to the December 3, 2020 public hearing) and on January 11, 2021 (10 days prior to the January 21, 2021 public hearing) to the neighborhood association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Greenwood Historic Neighborhood Association notices were mailed to Nicholas Larson, 127 34th Street, Des Moines, IA 50312.

The applicant conducted a virtual meeting with neighboring property owners and the Greenwood Historic Neighborhood. The applicant will provide a summary of any communications with neighboring property owners prior to the public hearing.

- 8. Relevant Zoning History:** On June 2, 1986, the City Council approved the original "PUD" Conceptual Plan. On March 19, 1990, the City Council approved an amendment to expand the area of the "PUD". On April 9, 2012, the City Council approved another amendment to the "PUD" Conceptual Plan to allow beer and wine sales for on-site consumption as part of the food service for residents as a permitted use, made revision to the allowed signage program to accommodate new branding, and defined the permitted exterior design for a 5,470-square foot adult daycare building addition.
- 9. PlanDSM Creating Our Tomorrow Designation:** High Density Residential.
- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the application, accompanying evidence and Conceptual Plan 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 the City Code 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 amended "PUD" Conceptual Plan 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. **Urban Design:** The proposed “PUD” Conceptual Plan demonstrates that the proposed building additions would be constructed to blend with the current surrounding building materials. It indicates that the additions would be sided with “a combination of prefinished metal flashing, synthetic stucco, facebrick, and aluminum storefront.”

Staff recommends that all stucco shown on the building elevations shall meet the standards necessary in order to be considered as a “Major Façade Material”, as regulated in City Code Chapter 135 and that all brick shown on the building elevations shall be full-dimensional brick and not thin brick.

Staff also recommends provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.

2. **Off-Street Parking:** The proposed “PUD” Conceptual Plan demonstrates that off-street parking lots would be slightly reconfigured to accommodate the proposed building additions and that the existing parking lot within the west portion of the site would be extended towards 37th Street. Staff believes that parking configurations shown are appropriate. However, Staff recommends that the off-street parking lot within the western portion of the “PUD” Conceptual Plan should not extend any closer to the front property line along 37th Street than the existing building and shall not include a drive approach to 37th Street. Staff believes that these requirements are needed to preserve the residential character along 37th Street.

Staff also recommends provision of a note stating that all lighting used to illuminate off-street parking areas must use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.

3. **Landscaping:** The proposed “PUD” Conceptual Plan demonstrates significant landscaping and plantings throughout the site. It also contains notes that state “Frontage buffer as outline in Chapter 135-7 is specifically excluded from the PUD” and “Existing parking areas to remain will follow previously approved plans relating to parking lot islands, but proposed and future areas will be current requirements for parking lot islands”.

Staff recommends provision of a note that states any new parking area shall be landscaped in accordance with the requirements applicable in the “NX3” District. This would require side and rear buffer plantings to lessen impact on adjoining residential properties.

4. **Open Space:** The applicant owns approximately 3 acres of undeveloped land located immediately to the south of the “PUD” Planned Unit Development District. While this land is located outside of the “PUD” District, they have agreed to not develop this land in accordance with the following statement on the “PUD” Conceptual Plan: *“There shall be no future building or parking improvements out the of the “Development Restriction Line”, located 850 feet to the south of the Grand Avenue Right-of-Way. Any amendment to this plan that would normally be allowed administratively south of the “Development Restriction Line” requires notice to the surrounding property owners and*

the neighborhood association in accordance with the P&Z's stand notification procedures for rezoning."

- 5. Drainage/Grading:** The proposed "PUD" Conceptual Plan states that the site will utilize the existing south detention basin and a new north pond to ensure that the proposed storm water runoff will not exceed the existing runoff rate. This may include a combination of conventional detention and conservation practices which may involve permeable pavements, infiltration trenches, or other methods.

Engineering staff has reviewed the "PUD" Conceptual Plan for drainage impacts. The additional improvements will require compliance with storm water management standards with any future "PUD" Development Site Plan. This includes any necessary amendment to detention improvements for water quality purposes and for flood control.

Staff recommends a note be added to the PUD Conceptual Plan that any future PUD Final Development Site Plan (required prior to any construction) shall include a statement by a licensed engineer certifying that the stormwater basin on the southern portion of the site functions as designed.

- 6. Accessory Uses:** The amendment proposes a list of accessory uses that would be permitted only so long as the primary use (retirement community) of the property continues. This includes restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation. It also states that the accessory uses would be available to residents and non-residents. It also states that memberships would be required for the fitness areas, with a maximum 300 memberships.
- 7. Alcohol Sales:** The amendment proposes to expand the areas in the building where alcoholic liquor, wine, and beer would be served. Staff believes that the request is appropriate since the proposed amendment also eliminates the childcare use that was previously operating on the site. However, a note should be provided to state that any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.

The PUD Conceptual Plan states that any small assembly/event center selling or serving alcoholic liquor, wine, and/or beer shall comply with the following:

- Any sale or service of alcoholic liquor, wine, and/or beer shall operate in accordance with the appropriate licenses and/or permits obtained through the Office of the City Clerk as approved by the City Council.
- The business shall comply with Article IV of Chapter 42 of the City Code pertaining to noise control. The business shall have no outside speakers or amplified sound except when used in compliance with a type E sound permit.
- The business shall conspicuously post 24-hour contact information for a manager or owner of the business near the main public entrance.
- The business shall institute a strict no loitering policy, conspicuously post one or more "No Loitering" signs, and cooperate with police in addressing loitering on the premises.

- Litter and trash receptacles shall be located at convenient locations inside and outside the premises, and operators of the business shall remove all trash and debris from the premises and adjoining public areas on a daily basis.
- If the City's Zoning Enforcement Officer determines at any time that the operation of the business becomes a nuisance or exhibits a pattern of violating the conditions set forth in the PUD Conceptual Plan, the Zoning Enforcement Officer may apply to the Plan & Zoning Commission to reconsider the allowance of "small assembly/event center" as a permitted accessory use.

SUMMARY OF DISCUSSION

Bert Drost presented the staff report and recommendation.

Abby Chungath asked if the requirement for the stormwater certification would be during the next phase of this project.

Bert Drost stated yes.

Abby Chungath asked if there is currently any indication that the basin isn't operating as it should?

Bert Drost stated there was speculation from the neighbors that it wasn't functioning as it should but they have met Adam Prilipp, City Engineer and he was comfortable with slight modifications for it to be functioning as designed.

Darren Schlapkohl, Vice President of Development 12817 Cardinal Lane, Urbandale, IA stated Wesley Acres is the birth place of the mission that started 74 years ago in the Chamberlin Home that is located on this property. They currently serve over 1,000 seniors on an annual basis and just over 300 full time residents. The project tonight is to enhance the wellness program, culinary experiences and complete restoration of the Chamberlin House. They hope this is the right plan to position Wesley Acres to serve their residents for the next 20 years. Their number one objective was to address stormwater and Bishop Engineering has designed a system that will discharge less than half of the water than is currently discharged by adding new water feature on the front part of the property. They will also be expanding the detention area that is in the wooded area on the property. They are currently more than 45% greenspace and making a significant investment in landscaping throughout the grounds, as well buffering from surrounding properties. They are requesting the 8 parking spots to relieve pressure from the Bolton building and accommodate their auxiliary uses for the neighborhood.

They feel strongly about taking every question and concern into consideration and have met multiple times with the Greenwood Historic Neighborhood Association.

CHAIRPERSON OPENED THE PUBLIC HEARING

Carol Maher 701 Polk Blvd stated there is a lot of concrete around the property and asked if they would consider finding a place for bike racks.

Nick Larson 127 34th Street read submitted letter verbatim.

Kevin MacFee 321 37th Street stated in 2018 they jumped on this property because of the stature and beauty of the neighborhood. He is not opposed to all development but when it starts to affect property values, he feels the need to speak up. Item #6 in the staff recommendation talks about buffering for the parking but nothing buffering them from this big addition. Mr. MacFee continued to show visuals from his backyard. They would be in support of something smaller and ideally in different location.

Kathy Fehrman, 4000 Ingersoll Avenue stated she hopes an agreement can be made to meet the needs of Wesley Acres and the needs of adjoining neighbors. The stormwater basins have not been maintained and at times the restriction plate is not in place. The flow of water generated from this site has caused the loss of homes for two families in the neighborhood. She requests an attached condition that requires an independent inspection of all detention areas on their property be submitted to the City on an annual basis.

Rochelle Quiner, 119 34th Street read submitted letter verbatim.

Mark Quiner, 119 34th Street read submitted letter verbatim.

Craig Ibsen, 207 37th Street stated he shares the concern of Mr. MacFee and believes with a little effort, those concerns could be addressed. He would urge the Commission to find a resolution that will accommodate the needs of the retirement community and the residents along the West side of 37th Street.

Christine Hines, 3401 John Lynde Road read a submitted portion of the minutes from the November 30, 2000 Greenwood Historic Neighborhood Association board meeting, along with a letter she wrote.

Lon Steger, 13 Southwest 34th Street stated this property is already over-developed and very dense. He believes it doesn't make sense to move West towards 37th Street, when they have adequate room for more parking behind the Wesley Bolton building. If the 8 parking spots are allowed, you can bet there will be access and egress off 37th Street in the future.

Erik Bergeland, 3314 John Lynde Road stated it's interesting that not only the folks from Wesley Acres, but City staff cite a commercial reason to support this intrusion on the neighborhood. What request for an expansion to a commercial building would not provide a commercial benefit? That cannot be a reason to approve a plan because no one expands a commercial property, unless there is business reason to do so. It appears, the location is based on not only to have these extra amenities but the commercial convenience of it.

Scott Carlson, 315 37th Street read submitted letter in opposition.

Darren Schlapkohl stated the aquatics building is approximately 35 feet tall, which wouldn't reach the top of the existing building. What has been left out is the commitment made to Scott Carlson and Kevin MacFee to collaboratively landscape the buffers between them and Wesley Acres with a sizeable investment made by Wesley Acres. He has heard people relate to us as a tax-exempt organization but they pay \$275,000 in property taxes annually for this campus and they aren't asking for reductions. They did look at switching the buildings but there isn't a good way to put it on the East side. They have selected

glass that has a 2% reflectivity rate and the lighting cannot extend above the pool so therefore level will be below the fence in Mr. MacFee's backyard. He believes they have hit every item that has come up in discussion via in person, email, phone or virtual meetings.

Greg Jones asked if the applicant disagrees with condition #4 and #6.

Darren Schlapkohl stated they still have the 8 spaces identified in condition #4. Condition #6 they don't disagree with and have designed with that intent.

Bert Drost stated staff was recommending only the new parking areas meet NX-3 requirements.

Greg Wattier asked for the setback from building "I" to Mr. MacFee's property line.

Darren Schlapkohl stated according to GIS, 81-feet.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Jann Freed wanted to thank the neighborhood for the research and expressing themselves so well.

Francis Boggus stated at this time he would not be in support of staff recommendation.

Greg Wattier stated he would be in support of staff recommendation because he believes the work being done is positive for the value of their property and some ways the value of adjacent properties. He doesn't feel a 35-foot tall building, setback over 75-feet is a huge encumbrance to adjoining neighbors.

Greg Jones stated he would be in support of Greg Wattier comments and support staff recommendation.

Dory Briles stated she would support staff recommendation.

Johnny Alcivar stated he would support staff recommendation but would ask for more detail regarding the buffering of adjoining neighbors.

Bert Drost stated condition #6 could be reworded as "the buffer shall be reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review".

Greg Wattier stated he would support that.

COMMISSION ACTION:

Dory Briles made a motion for approval of the proposed amendment to the Wesley Acres "PUD" Conceptual Plan subject to the following:

1. All stucco shown on the building elevations shall meet the standards necessary to be considered as a "Major Façade Material, as contained in City Code Chapter 135.

2. All brick shown on the building elevations shall be full-dimensional brick and not thin brick.
3. Provision of a note to state that any refuse collection container will be within an enclosure constructed of masonry walls that match the primary building and steel gate.
4. The off-street parking lot within the western portion of the "PUD" Conceptual Plan shall not extend any closer to the front property line along 37th Street than the existing "Wesley Bolton" building and shall not include a drive approach from 37th Street.
5. All lighting used to illuminate off-street parking areas shall use full-cutoff directional lighting to prevent glare and light spillover onto streets and abutting N-zoned lots.
6. Any new parking area shall be landscaped with the buffer being reviewed and approved by the Plan and Zoning Commission during the Development Site Plan Review. This requires side and rear buffer plantings to lessen impact of any parking on adjoining residential properties.
7. Any future PUD Final Development Site Plan for the site shall require certification by a licensed engineer that the stormwater basin on the southern portion of the site functions as designed.
8. Provision of a note that states any sale or service of alcoholic liquor, wine and/or beer shall be in accordance with the necessary permit or license obtained through the Office of the City Clerk as approved by the City Council.
9. Compliance with all administrative review comments of final "PUD" Conceptual Plan documents.

Motion passed: 8-4-1

Respectfully submitted,



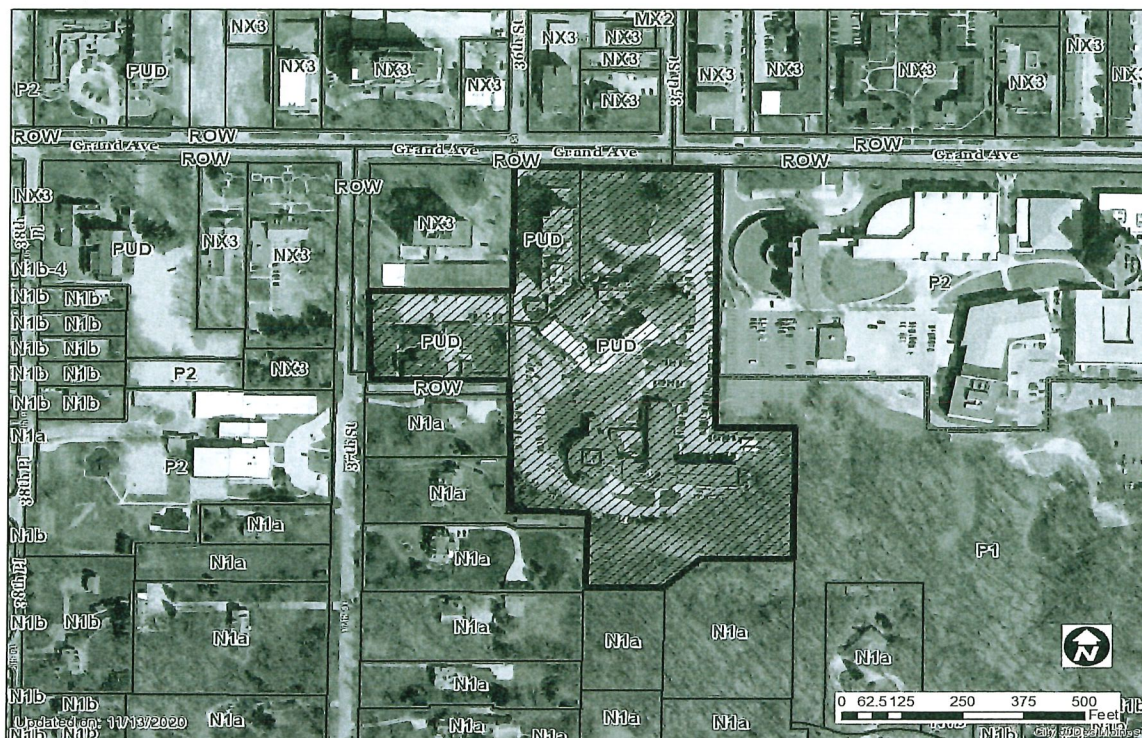
Michael Ludwig, AICP
Deputy Director of Development Services

MGL:tjh

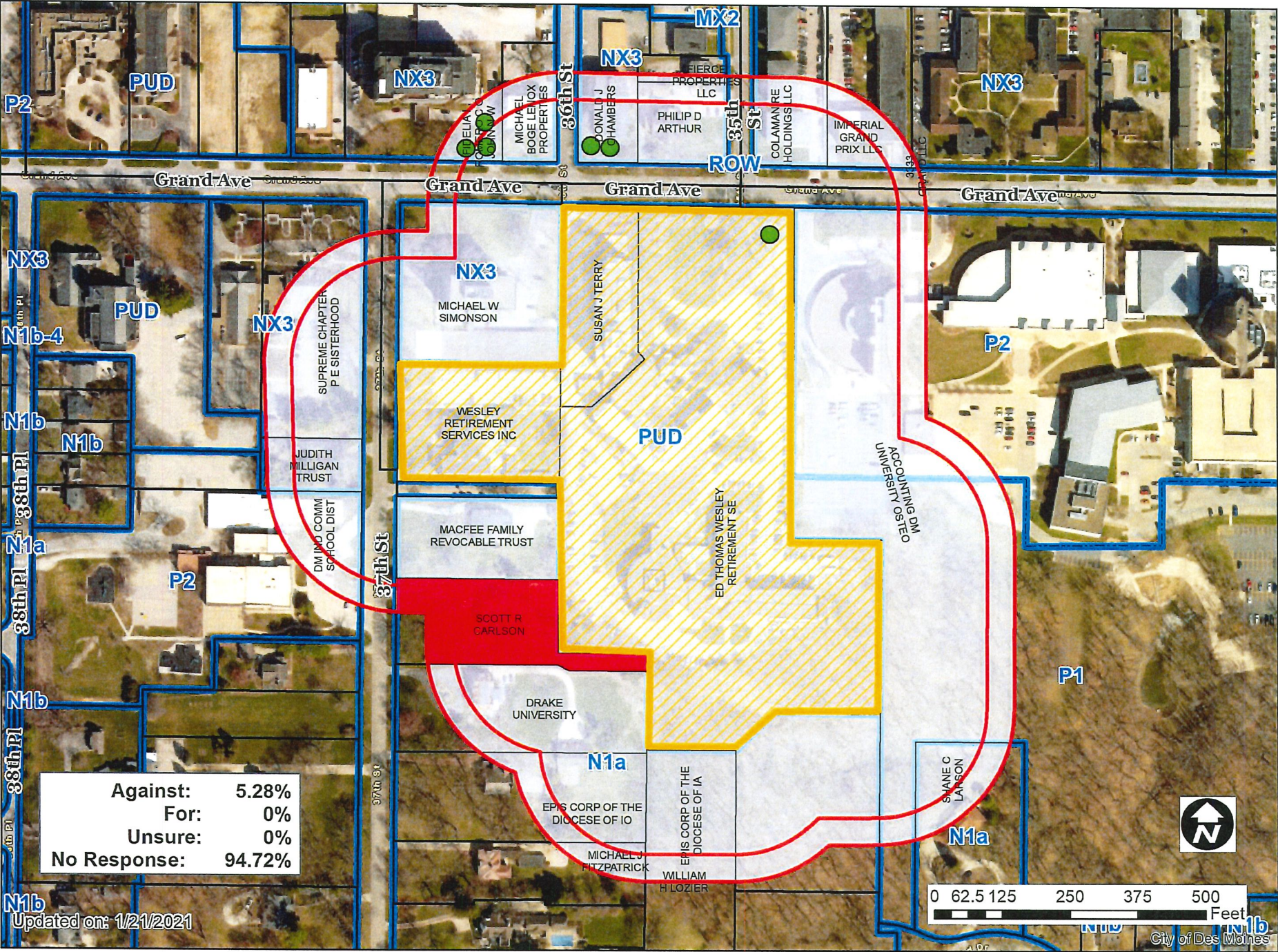
Wesley Retirement Services, Inc. (owner) represented by Rob Kretzinger (officer) for property located at 3520 Grand Avenue and 401 37 th Street.				File #	
				ZON2020-00141	
Description of Action	Review and approval of an amendment to the Wesley Acres PUD Conceptual Plan to allow building additions for the north and west entries with reconfiguration of the adjacent parking lot areas including extension of parking to the north toward Grand Avenue, to allow a building addition for resident swimming pool and auditorium use on the west, to allow a terrace/pond landscape feature in the north side of the site, to allow expansion of the existing parking lot within the front yard area along 37 th Street, to allow renovation of the central courtyard area, to allow expansion of beer, wine and liquor service within the Chamberlain Mansion and within all other dining service areas, to remove Children's Garden and Preschool use as a permitted use, and to revise list of permitted accessory uses to include restaurant, assembly/event space, residential support service, studio or instructional service, adult daycare, and indoor sports/recreation.				
PlanDSM Future Land Use		Current: High Density Residential. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		Wesley Acres Legacy "PUD".			
Proposed Zoning District		N/A.			
Consent Card Responses		In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)		19	13		
Within Subject Property					
Plan and Zoning Commission Action		Approval	X	Required 6/7 Vote of the City Council	Yes
		Denial			No

Wesley Retirement Services, Inc., 3520 Grand Avenue and 401 37th Street

ZON2020-00141



1 inch = 235 feet



28

Item: ZON2020-00141

Date: _____

Please mark one of the following



I am in favor of the request



I am not in favor of the request

EXCEPT
FOR THE
OUTLET
ON 37TH

Signature: _____

Name: _____

Address: _____

STANLEY MILLER

3660 GRAND #620

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
DEC 09 2020

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

IMPROVEMENT THAT WAS

NEEDED, EXCEPT FOR LISTING

CARS RUN OUT NEAR THE

SCHOOL!!!

Item: ZON2020-00141

Date: 11/28/20

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Barbara Glass

Barbara Glass

3663 Grand #100

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
DEC 09 2020

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

Item: ZON2020-00141

Date: 12-3-20 28

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Shane Larson

Name: Shane Larson

Address: 3317 Elmwood DR

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 10 2020

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

Good neighbors.

Item: ZON2020-00141

Date: _____

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Robert Bagman

Name: Robert Bagman

Address: 505-36th St #301

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141

Date: 11-26-2020 28

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: David A. Discher

Name: DAVID A. DISCHER

Address: 3663 GRAND AVE., #603

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Wesley Community is a great neighbor to us.
They maintain their property and reach out to
us in the area. The proposed improvement
make them more of an asset.

Item: ZON2020-00141

Date: Nov. 27, 2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Barbara Gregg

Name: Barbara Gregg

Address: 505 36th St. #204

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Parking lot will be unattractive on Grand
and 36th. At a minimum, large trees
should be preserved and parking
designed around them.

Item:

ZON2020-00141

Date:

11/24/20 28

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Mary Gottschalk Kent Zimmern

Name: MARY GOTTSCHALK, KENT ZIMMERN

Address: 3663 GRAND, Unit 602

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item:

ZON2020-00141

Date:

11/27/20

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Susan J. Terry

Name: SUSAN J. TERRY

Address: 3520 Grand #253

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141 Date: 11-27-20 28

Please mark one of the following:

- ☒ I am in favor of the request
☐ I am not in favor of the request

Signature: [Signature]
Name: GERRY MULLANE
Address: 3660 GRAND #410

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
DEC 01 2020

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

Item: ZON2020-00141 Date: _____

Please mark one of the following:

- ☒ I am in favor of the request
☐ I am not in favor of the request

Signature: [Signature]
Name: Robert Hippold
Address: 1930 NW 126th St Clive, IA

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
DEC 04 2020

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

Looks to me like it's needed.

Item: ZON2020-00141 Date: 11-30-2020

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Bonnie Kendall

Name: _____

Address: 3660 Grand Unit 330

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
DEC 04 2020

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

Item: ZON2020-00141

Date: 11.28.20

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Tim Robinson

Name: Tim Robinson

Address: 505 36th St, Unit 303

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
DEC 04 2020

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

Item:

ZON2020-00141

Date:

11/27/2020 28

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

JEFFREY D. STAHL, M.D.
3663 GRAND AVE PHAB

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

A parking lot right to the edge of 37th St will significantly detract from the beauty of the prettiest street in DSM. How can this be so thoughtless.

Item:

ZON2020-00141

Date:

11/24/2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Name:

Address:

MIKE SIMONSON
3660 GRAND #210

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

I support with two modifications
see attached letter

Item:

ZON2020-00141

Date:

11/30/2020 28

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

John P. Deveny

Name:

JOHN P. DEVENY

Address:

3660 GRAND AVE - UNIT 1040

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

The only portion of the request I oppose is the expansion of the parking lot which is north of the Belton and adjacent to the 3660 property on the south. The reason is that it would eliminate the parking lot access to the sidewalk on 37th St. require the removal of trees and change the aesthetics of 37th street. It only adds 10 parking spaces.

Item:

ZON2020-00141

Date:

12/01/20

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

Nicholas R. Larson

Name:

Nicholas R. Larson

Address:

127 34th St.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

AS Greenwood Historic Neighborhood Association President I would like more time to review with neighborhood & Wesley Acres State.

Item:

ZON2020-00141

Date:

11-30-20 28

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

Linda Holmes

Name:

LINDA HOLMES

Address:

3660 Grand Unit 510

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

Wildlife at Risk!
 Fees will be lost to Encroachment 37th! Integrity
 of Neighborhood threatened. Public School kids
 walk along this street. Danger for already
 busy street, with distracted drivers! (

Item:

ZON2020-00141

Date:

11/29/2020

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature:

Eytan Young

Name:

EYTAN YOUNG

Address:

3660 Grand Ave Unit 1030

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 04 2020

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

-opposed to western expansion of parking
 surface toward 37th street
 Would support modification of request
 Will send letter with details

Item: ZON2020-00141

Date: 1/14/21 28

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Susan J. Terry

Name: Susan J. Terry

Address: 3520 Grand, #253

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Item: ZON2020-00141

Date: 1-14-21

Please mark one of the following

☒ I am in favor of the request

☒ I am not in favor of the request

Signature: Geraldine P. Mulcahy

Name: GERALDINE P. MULCAHY

Address: 3660 GRAND-DM, FA

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Wesley Acres is a great neighbor -
Whatever they do, it's good.

Item: ZON2020-00141

Date: 1/14/2021

28

Please mark one of the following



I am in favor of the request

CONDITIONAL



I am not in favor of the request

Signature:

Mike Simonson

Name:

MIKE SIMONSON

Address:

2460 GRAND #210

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

1 SUPPORT THE PROJECT SUBJECT TO:

1. NO PARKING EXTENSION OFF 37TH ST

2. ANNUAL LTERM WATER MANAGEMENT
INSPECTION & COPY TO CITY.

Item: ZON2020-00141

Date:

1-14-2021

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature:

Bonnie Kendell

Name:

Bonnie Kendell

3660 Grand Ave Unit 330

Address

Des Moines IA 50312-4353

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Item: ZON2020-00141

Date: 1/13/21

28

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Mark Peiffer

Name: Des Moines University / Mark Peiffer

Address: 3200 Grand Ave, DM 50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

Item: ZON2020-00141

Date: Jan 14 2021

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Judith Milligan

Name: _____

Address: 400 37th St

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 19 2021

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

The only part is questioning
parking with access to 37th St.
The school pick-up & delivery is
very heavy & another access is too much.

Item: ZON2020-00141

Date: 11/24/20

28

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Mary Gottschalk

Name: MARY GOTTSCHALK, KENT ZIMMERMAN

Address: 3663 GRAND, UNIT 602

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141

Date: Nov. 27, 2020

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Barbara Gregg

Name: Barbara Gregg

Address: 505 36th St. #204

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Parking lot will be unattractive on Grand and 36th. At a minimum, large trees should be preserved and parking designed around them.

Item: ZON2020-00141

Date: _____

28

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Item: ZON2020-00141

Date: 11-26-2020

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

DEC 01 2020

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

Wesley Community is a great neighbor to us.
They maintain their property and reach out to
us in the area. The proposed improvement
make them more of an asset.

Item: ZON2020-00141

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: [Signature]

Name: Nicholas R Larson

Address: 127 34th St. DSM, IA 50314

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 25 2021

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

This request is in direct conflict with
Greenwood Neighborhood Association Core Values.
CHA exists to uphold, protect, & preserve
Historical Integrity of our neighborhood.

Item: ZON2020-00141

Date: 1-18-21

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: [Signature]

Name: SANDRA MOELLER

Address: 3620 Grand Ave #230

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 25 2021

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

Item: ZON2020-00141 Date: 1/18/2021 28

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: [Signature]

Name: Kevin MacFee

Address: 321 37th St, Des Moines
50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

Negative impact to property values
quality of life

Item: ZON2020-00141 Date: 1/20/2021

Please mark one of the following

- ☐ I am in favor of the request
☒ I am not in favor of the request

Signature: [Signature]

Name: CLARK HALVERSON

Address: 3312 ELMWOOD DRIVE
DES MOINES 50312

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT
JAN 25 2021

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

POOL STRUCTURE IS TOO INVASIVE TO 37th
ST. PROPERTIES.

Item: ZON2020-00141 Date: 1-20-21

Please mark one of the following

- ☐ I am in favor of the request
- ☒ I am not in favor of the request

Signature: Patty Thyberg
Name: PATRICIA THYBERG
Address: 3660 GRAND AVE UNIT 710

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

JAN 25 2021

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

There is already major congestion on
37th from Greenwood Elementary. To many
children to take chances on traffic
incidents. "NOT NEEDED"

Meeting Minutes-- November 30, 2000
Greenwood Historic Neighborhood Association

The fourth quarter meeting of the Greenwood Historic Neighborhood Association was called to order by Bill Van Orsdel and Kristi Lozier at 7:20 pm at the Lodge at Wicker Park, Lincoln Place Drive.

Chris Hensley, Des Moines City Councilwoman, provided opening remarks regarding the exceptionally large turnout by the neighborhood and the impressive organization that Greenwood has initiated. She said, "I am pleased that your neighborhoods have figured out the system that is available (i.e. neighborhood associations) and are learning how to use that system as a vehicle to have a voice in what is going on in their immediate community. She continued by encouraging us to become a "Designated Neighborhood" which would qualify us for city funding to assist in completing a master plan. The master plan would include priorities such as infrastructure needs—curbs, burying utilities, street repair and replacement—and any issues that impact our neighborhood. Chris described Greenwood Neighborhood as a 'stable neighborhood'. The only other so identified 'stable neighborhood' is Beavertown, who has already been granted "Designated Neighborhood" status 10 years ago. The application for this designation is due in January.

Another designation is "SHMID". Sherman Hill is involved with this designation. "SHMID" was described as an additional tax on core level services for the purpose of historic restorations, lighting security and general beautification, which includes burying utilities.

Tim Urban, member of the Water Works Board, discussed master plans for Water Works and Moffitt Park. Their final study will not be completed for another 30-60 days. Plans include:

1. Upgrade and interconnect trails
2. Connection with Grays Lake
3. Recommended that Water Works upgrade their "Front Yard" appearance and add paved roads, shelters, restrooms
4. Asking community to give ideas
5. Working on idea to dam Raccoon River south of Sec Taylor to create water amenity close in. Lots of issues tied to this—people want it to remain "passive" meaning no motorized boats and more "natural" for wild life

Tim suggested that we should have committees meet to suggest ideas for the north end of Water Works and present to their Board for consideration.

Bill Stowe, City of Des Moines Public Works Director complimented Chris Hensley for the respect and working relationship she has with the community and City staff and mentioned that we were fortunate to have her represent our district. Bill pointed out that his department is involved with streets, trees, sewers, storm sewers, curbs, trash, yard and leaf bags.

Skip Moore, Urban Arborist with the City, is responsible for the maintenance of all trees on public property. Skip and Bill extended their desire to help us in any way they can. Bill Van Orsdel provided us with his positive experiences in dealing with the Public Works Department. He encouraged all of us to be observant and if we see something that needs attended to, pick up the phone and call Public Works. They have always been responsive to Bills phone calls. Bill also reminded us that taking this kind of attitude is a responsible attitude toward our neighborhood and important to making it the "best" neighborhood.

Jan Berg Kruse informed us that she was working with Urban Trees as our sponsor in completing the application and implementing the planting and maintenance plan for the "Million more by 2004" Grant provided by the Iowa Department of Natural Resources. We are requesting oaks for the public areas on the streets and oaks and conifers for Cowles Place Bird Sanctuary at the intersection of Arapahoe and 37th Street. Charlie Lozier mentioned that we should also look into the organization "Trees are Forever" to help us with reforestation.

Jason Van Essen, Planner Neighborhood Development Division with the City of Des Moines, encouraged Greenwood Historic Neighborhood to proceed with completing the application for the "Designated Neighborhood" and that he would assist us in the competition.

Steve Davis, President of Linden Heights Neighborhood Association, identified the priorities their organization had identified:

1. Neighborhood history
2. Welcome baskets provided to realtors when showing a neighborhood home to encourage lookers
3. Neighborhood directory
4. "Dig, Dump & Dine" clean up day
5. Photographs of houses on name tags for social events
6. Negotiated with City to provide trees and skids of annuals for spring plantings
7. Groups bids for trees from local nursery to reduce costs
8. Group bid for leaf removal
9. Zoning issues
10. Impact of 235 renovation

They encouraged us to develop our priorities and master plan so that we may identify how the two organizations might work together.

Charlie Lozier, Co-chair of Greenwood Site Base Team for facility renovation, stated that "there is nothing as defining as Greenwood School to attract new neighbors and impact our property values." He went on to make the following points:

1. Greenwood School is exceptionally diverse drawing from the area around Woodland Cemetery, Terrace Hill, south of 235 and south of Grand.
2. It is a K-5 3-section school of approximately 430 students
3. With the diversity- an expanded English As A Second Language Program (ESL)

4. The facility has suffered deferred maintenance in expectations of the planned renovations

Charlie pointed out that our budget falls three million dollars short of the planned conceptual plan designed to meet the educational template approved by the School Board. He continued on to say that "others consider our neighborhood as a "graying community" and failing to provide an environment that is welcoming or fulfilling to young families. If we can't build a school that is considered a 21st Century School then we will not draw new families".

Steve Davis identified that "Superintendent Witherspoon is moving away from the approved template and the result will be a checkerboard affect of improved and unimproved schools. We don't want value-engineered buildings." Davis asked for Greenwoods support in contacting School Board members to EXPRESS OUR CONCERNS and INSIST ON QUALITY SCHOOLS. Davis continued that we need a comprehensive plan for all Westside Schools. A petition was passed for signatures to support the suggestion that the School Board assist us in renovating our school to meet the template approved by the School Board.

It was asked if we could raise funds? Steve and Charlie cautioned that they could possibly reduce the funds they are willing to give us.

Ellen Hunter, read a letter from James Mann, of the Chicago office of the National Trust for Historic Properties. The letter identifies that he and Martha Frish of the National Trust have identified Greenwood, Callanan Middle School and Roosevelt High School as a potential for a national model—a cooperation between the school district and the Trust. Jim Mann will be working with Ellen in sending letters to our neighbors asking for monetary assistance in saving and renovating these buildings.

It was asked if this relationship would provide funding and if it would restrict what can and cannot be done with the buildings? Jan Berg Kruse added that in her communications with the Trust it had been explained that "the value of the relationship was too provide clout—a sort of "Good housekeeping Seal of Approval" that encourages other organizations to adopt their needs as their cause. The State level provides grants but the total volume of those grants is less that \$100,000. Although there are some restrictions from the State and National Trust, it is the City level of recognition that is most restrictive on what you can and cannot do to the property.

→ Rod Kruse reminded us that Chris Hensley, Bill Van Orsdel and Charlie Lozier have all encouraged us to get involved by taking our neighborhood to a higher level. Rod asked for everyone's support in asking Wesley Acres to be a "good neighbor" by limiting their growth to their current size. Rod informed us that Wesley Acres wants to amend their PUD to include a childcare facility. This request is critical to the neighborhood because of the concern that Wesley owns a large amount of property that extends into the established neighborhood and in time could potentially create an access onto Elmwood Drive. Wesley Acres has said that they have no intentions of developing into this wooded, residentially zoned area but that would not limit their rights. Rod identified that in the early 1990's much work was done by the adjacent neighbors to develop a covenant to limit Wesley Acres infiltration into the R-1 neighborhood. It is the opinion of those neighbors that Wesley Acres has not kept their part of the bargain and have not

completed some specific landscaping and buffering plantings that are specifically identified on the PUD. Recently, Wesley Acres cut a walking path through the wooded lot and in part had to remove some significant trees that has reduced the existing buffer. The neighbors fear is that continued growth of Wesley Acres into the woods reduces the existing buffer and ultimately reduces the quality environment for the adjacent residential neighborhood. Other by- products of Wesley Acres continued growth are as follows:

1. Increased lighting without shielded light sources
2. Increased noise
3. Increased vehicular traffic
4. Loss of buffer for residential area from high-density use
5. Failure to protect some of the last urban forestry
6. Uncontrolled high-density development in a stable neighborhood could diminish or destroy property values

The neighborhood is asked to sign a petition that requests that Wesley Acres:

1. Complete specified landscaping required by 1992 PUD
2. Limit development to that currently existing or in progress
3. Maintain the undeveloped woodlands, undeveloped by any improvements
4. Should not use the residentially zoned property (the wooded area to the south) for access to their complex

Susan Moritz of Wesley Acres, who is a member of the Greenwood Historic Neighborhood Association asked to respond. She stated that the Children's Garden had lost their lease and was looking to relocate when they came to Wesley Acres. Kristi Lozier responded that she had spoken with the owner of the property where Children's Garden is a tenant and he told her that Children's Garden had not lost their lease and were welcome to stay as long as they choose.

The petition was passed for signatures of the neighbors.

Meeting was adjourned at 9:00 pm.

Respectfully Submitted,
Jan Berg Kruse

28

Drost, Bert A.

From: Margaret Stuart <margaretrstuart@gmail.com>
Sent: Wednesday, January 20, 2021 6:43 PM
To: Planning
Cc: Rob Kretzinger; Mandelbaum, Josh T.; Voss, Carl B.; Boesen, Connie S.; Cownie, Frank
Subject: Wesley Life

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning and Zoning Commission:

I write in support of Wesley Life's plans for construction of a recreation facility for the senior residents of our neighborhood.

While I am very sympathetic to the concerns of contiguous landowners regarding their property values and views – literal and figurative -- I disagree strongly with the Greenwood Historic Neighborhood Association's (GHNA) goal to "band together" anytime our neighborhood "has the potential of losing even the most minor amount" of "safety, value, and historical integrity." (1/19/21 email). To my knowledge (I did attend the GHNA Board meeting last night) "safety" is not at issue here. The issues are the views from, and related property values of, the homes on 37th Street whose back yards abut Wesley (two properties, I believe). I do not dismiss those concerns (note though that the GHNA as a whole had no similar concern during the DMU debate for the *dozens* of property and business owners on Grand Avenue and Ingersoll). But no homeowner has the right into perpetuity to a particular view, and the property owners' concerns should be weighed against the value of Wesley's project to the residents of the *entire* community -- residents who have benefited for years from Wesley's services.

I was told by GHNA's Board last night that if neighbors support Wesley's project, they should show up to GHNA's meetings, show up before the Planning and Zoning Commission, and express themselves. I agree wholeheartedly with that. However, the vast majority of my neighbors are not members of the GHNA. Most likely have no idea this is going on. That's not an excuse, I know. But even for those who *are* members of the GHNA, *nowhere* on the agenda for last night's meeting was it mentioned that the Board would vote on a letter opposing Wesley's proposed project. And the letter that was voted on, although fully drafted, was not disseminated to members before the meeting. During the Zoom meeting, Mr. Larson was asked to share the letter on screen, by a Board member I believe. He declined to do so, but did read it. While I objected to the letter, because I am not on the GHNA's *Board*, I did not have a vote to be recorded.

My point is simply that I hope you will consider the value of Wesley's project to the *wellbeing* of this community as a whole, and that you understand that while the GHNA

speaks loudly, its membership is limited; there are many residents of the actual Greenwood Historic Neighborhood, and beyond, who support Wesley Life, appreciate the critical services it provides to their family members and other vulnerable members of this community, and would welcome improvements.

Thank you for your consideration,
Margaret Stuart

515-778-0096
17 32nd Place
Des Moines, IA 50312

28

Drost, Bert A.

From: Rob Kretzinger <RKretzinger@wesleylife.org>
Sent: Thursday, January 21, 2021 11:29 AM
To: Margaret Stuart
Cc: Planning; Mandelbaum, Josh T.; Voss, Carl B.; Boesen, Connie S.; Cownie, Frank; Darren Schlapkohl
Subject: Re: Wesley Life

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Margaret for your letter of support for the Wesley Acres campus.

I'd like to also weigh in and provide a few additional points of clarification and explanation as it relates to both this evenings meeting, but also the overall future direction of Wesley Acres.

I will not be attending this evenings meeting, and it's not because I am any less passionate or committed to what is being proposed. Rather, this is the 3rd extension of this meeting that came about as a request from a few of the GHNA members (Scott Carlson and Nick Larson). I managed to rearrange the previous two, but the third one I was unable to. As you can imagine in our industry, we have been battling the Covid-19 crisis....in 11 locations in Iowa and the thousands of seniors we serve that live in the larger community (large percentage DSM/Polk County). After a year of not having a break I had a pre-scheduled time away that I was unable to change...and I need the break. I have stayed very close to comments coming in this week about our proposal. Many are very supportive, but I believe may be getting silenced by a vocal few.

Having said that, I want to make it clear that we have tirelessly worked with these representatives of the GNHA to listen to their concerns, and made adjustments and changes. However, the only way they would support this is if we didn't progress with our plans. Wesley Acres has been in the neighborhood for 74 years and literally served thousands of DSM area citizens, and many from that neighborhood. With this sector expanding greatly due to demographics and economy there has been many new senior living communities developed in the suburbia surrounding the city of DSM. We have developed two of those; Edgewater and Brio of Johnston. But there have been many others. Wesley Acres is in need of these expansions to stay relevant in the marketplace and continue its long running service to that area. The issues that have been brought up we have addressed, yet we can't change everything. Our Board of Directors has been clear with us that if we cannot take care of our community they way we need to we will be forced into some tough decisions. We believe Wesley Acres has been an important part of the DSM community, and that this investment would be viewed as significant and important.

Darren Schlapkohl, our Vice President of Development and Construction will be presenting this evening and is very close to this entire development. He has the documentation of all of the efforts to work through this with these representatives of the neighborhood. He also can explain how the location of the addition is our only best option.

Thank you

Rob Kretzinger, President/CEO
WesleyLife

Sent from my iPad

On Jan 20, 2021, at 7:43 PM, Margaret Stuart <margaretrstuart@gmail.com> wrote:

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- Helpdesk

Dear Planning and Zoning Commission:

I write in support of Wesley Life's plans for construction of a recreation facility for the senior residents of our neighborhood.

While I am very sympathetic to the concerns of contiguous landowners regarding their property values and views – literal and figurative -- I disagree strongly with the Greenwood Historic Neighborhood Association's (GHNA) goal to "band together" anytime our neighborhood "has the potential of losing even the most minor amount" of "safety, value, and historical integrity." (1/19/21 email). To my knowledge (I did attend the GHNA Board meeting last night) "safety" is not at issue here. The issues are the views from, and related property values of, the homes on 37th Street whose back yards abut Wesley (two properties, I believe). I do not dismiss those concerns (note though that the GHNA as a whole had no similar concern during the DMU debate for the *dozens* of property and business owners on Grand Avenue and Ingersoll). But no homeowner has the right into perpetuity to a particular view, and the property owners' concerns should be weighed against the value of Wesley's project to the residents of the *entire* community -- residents who have benefited for years from Wesley's services.

I was told by GHNA's Board last night that if neighbors support Wesley's project, they should show up to GHNA's meetings, show up before the Planning and Zoning Commission, and express themselves. I agree wholeheartedly with that. However, the vast majority of my neighbors are not members of the GHNA. Most likely have no idea this is going on. That's not an excuse, I know. But even for those who *are* members of the GHNA, *nowhere* on the agenda for last night's meeting was it mentioned that the Board would vote on a letter opposing Wesley's proposed project. And the letter that was voted on, although fully drafted, was not disseminated to members before the meeting. During the Zoom meeting, Mr. Larson was asked to share the letter on screen, by a Board member I believe. He declined to do so, but did read it. While I objected to the letter, because I am not on the GHNA's *Board*, I did not have a vote to be recorded.

My point is simply that I hope you will consider the value of Wesley's project to the *wellbeing* of this community as a whole, and that you understand that

while the GHNA speaks loudly, its membership is limited; there are many residents of the actual Greenwood Historic Neighborhood, and beyond, who support Wesley Life, appreciate the critical services it provides to their family members and other vulnerable members of this community, and would welcome improvements.

Thank you for your consideration,
Margaret Stuart

515-778-0096
17 32nd Place
Des Moines, IA 50312




WesleyLife
Rob Kretzinger
CEO

Address: 5508 NW 88th Street
Johnston, IA, 50131
Office: 515-271-6708
Cell: 1-515-707-3796
Email: RKretzinger@wesleylife.org



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Drost, Bert A.

From: Rob Kretzinger <RKretzinger@wesleylife.org>
Sent: Monday, January 18, 2021 6:57 PM
To: Darren Schlapkohl
Cc: Janet Simpson
Subject: Fwd: Wesley Life
Attachments: GHNA Letter to Members.docx

Trying to stay off email, but this came my way...thought it would be important to get to you. Margaret is a friend of Wesley Acres. I'm still planning on not being part of the Thursday mtg with my time off. I'm sure you will do fine. Rob

Sent from my iPad




WesleyLife
Rob Kretzinger
CEO

Address: 5508 NW 88th Street
Johnston, IA, 50131
Office: 515-271-6708
Cell: 1-515-707-3796
Email: RKretzinger@wesleylife.org



Begin forwarded message:

From: Margaret Stuart <margaretrstuart@gmail.com>
Date: January 18, 2021 at 7:12:54 PM EST
To: "Mandelbaum, Josh T." <JoshMandelbaum@dmgov.org>, Rob Kretzinger <RKretzinger@wesleylife.org>
Subject: Wesley Life

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- Helpdesk

Hello Mr. Mandelbaum. I and my husband, Alfredo Parrish, communicated with you a couple of years ago regarding the tactics of the Greenwood Historic Neighborhood Association and the departure of DMU. I am writing today in a similar vein about GHNA and Wesley Life (I do not represent either party).

I am attaching below a letter from a GHNA member that exposes, unintentionally I think, the motives behind the Association's objections to Wesley's proposed plans. They come down to: 1) backyard views, and 2) property prices.

I want also to make clear:

1. The GHNA is a very small organization representing a minority of property owners south of Wesley Life and DMU. Its vocal element is made up primarily of contiguous landowners. **Overwhelmingly, property owners south of these entities support their presence.** They regret deeply the future loss of DMU, its students and the business they bring to our neighborhood. They furthermore recognize the importance of Wesley to their community, and would like to see improvements in facilities and services -- *services many use for their loved ones and hope to utilize themselves one day.*

2. GHNA's past tactics raise red flags. I have attached a letter I sent to GHNA members regarding those tactics. GHNA is adept at running out the clock, and not beyond misrepresentation. On July 9, 2019, the GHNA Board approved a 5-page letter to Mayor Cownie and DM City Council members asking for "[c]ontinued support prohibiting further expansion by DMU and Wesley acres into the Greenwood Historic Neighborhood." It cited an HDR study commissioned for the purpose of evaluating the required detention capacity related specifically to DMU. The study did not even mention Wesley in its conclusions. GHNA nonetheless stated in its letter: "The study clearly shows that our watershed is being compromised by the stormwater runoff from both Wesley Acres and DMU." That's blatantly false. I brought this to GHNA's attention in my letter, attached below, and to my knowledge they never corrected the allegation for Council members. Of course, that allegation was not only false, it was a red herring. The GHNA's interests are in views and property prices.

We are sickened by the loss of DMU, as are so many of our neighbors. I hate that this is heading in the same direction. I hope you will give serious, and favorable, consideration to Wesley's proposals, and that you appreciate the great service it provides to senior citizens in our community.

Sincerely, Margaret Stuart

From: MaryClaire Uselding <mcuselding@yahoo.com>

Date: Monday, January 18, 2021

Subject: Rally the Greenwood Troops for virtual meeting Tuesday at 7 PM!

To: Paulina Erdman <paulina.erdman@yahoo.com>, Pete Bowers <pfbowers@netins.net>, Doug Lewis <douglewis2000@gmail.com>, Chris Dahlberg <cdahlberg@dsmhomes.com>, Cynthia O'Brien <cobriendesign@aol.com>, Daniel Jay Spellman <dspell13@aol.com>, Julie Moore <jmoore@dsmhomes.com>, Cary <cary@iowarealty.com>, Nancy Strickler <njpstrickler@gmail.com>, Mike Erdman <michael_k_erdman@yahoo.com>, David Primeau <dprimeau@lifeworksdm.com>, J Fanning <jfanning25@gmail.com>, Mary Van Heukelom <mary.jane0726@gmail.com>, Judy Brijia-Towery <msjudyt@aol.com>, Dave Stuart <investigateiowa@aol.com>, Rosslyn Boyd <rosslynboyd@gmail.com>, Tom Craig <tomcraig3119@gmail.com>, Susan Fisher <susanjkfisher@gmail.com>, Mary Torgoman <mptorgoman@gmail.com>
Cc: Nick Larson <nicklarson1908@gmail.com>

Hello, Neighbors!

This is Mary-Claire Uselding. You may remember me from the struggle with Des Moines University (DMU) a couple of years ago. At that time, those of us who live in the 31st Street/Elmwood Drive area, who were most directly affected by DMU's proposed expansion, enjoyed the strong support of many of our Greenwood neighbors who live blocks and blocks away. And, as you may recall, we won that one before the Planning and Zoning Commission, not least because *we all showed up in strength!*

Now its our turn to return the favor and step up to support our neighbors on 37th Street. **Wesley Acres Retirement Community is proposing an expansion** of their footprint that would directly impact several property owners on 37th, seriously

threatening their backyard views and, quite likely, lowering their property values. There are several additional issues, too numerous to recount here.

Bottom line: The Greenwood Historic Neighborhood Association (GHNA) Board needs your virtual presence, via Zoom, at their quarterly meeting **tomorrow night, Tuesday, Jan. 19, at 7pm**. You'll have a chance to ask questions and see how you can help. An email from Nick Larson, GHNA President, follows below and includes the Zoom link. The virtual hearing before the Planning and Zoning Commission is Thursday, Jan. 21, so time here is of the essence.

Attached to Nick's email are a meeting agenda and a copy of the city's "Early Notice of Public Hearing," which you probably did not receive because you don't live immediately adjacent to Wesley Acres. Nevertheless, Wesley Acre's actions will ultimately affect us all by setting a precedent for future incursions into our historic neighborhood. *It's time for US to show up in strength!* Even if it's via Zoom.

Speaking of which, if you've never "Zoomed" before and have trouble after clicking on the link when the time comes, please consult a neighbor or friend or a GHNA Board member who are more tech-savvy ... like, more tech-savvy than me!

So, please, put reminder on your calendar for tomorrow, RIGHT NOW, and save the email below for the Zoom link. Hope to "see" you tomorrow evening at 7pm.

Thank you!

Mary-Claire

P.S. My mailing list is several years old. If you have neighbors who are new since the DMU issues, please forward this to them.

Margaret Stuart, Attorney



2910 grand avenue • des moines, iowa 50312

tel (515) 778-0096 • fax (515) 284-1704 • www.parrishlaw.com

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July 29, 2019

Dear Fellow Greenwood Historic Neighborhood Association Members:

I would like to share my thoughts regarding the Greenwood Historic Neighborhood Association (GHNA) Board's most recent actions impacting Wesley Acres and Des Moines University (DMU). The following opinions are mine only.

DMU is moving ahead with its new campus in West Des Moines and although I believe its departure is an unfortunate loss to this community, I am excited for the opportunity it presents DMU to grow into a world-class medical facility. GHNA too has the opportunity to emerge from the experiences of the past year stronger and more effective than ever.

On July 9, GHNA's Board approved a five-page letter to Mayor Cownie and Des Moines City Council members asking, among other things, for "[c]ontinued support prohibiting further expansion by DMU *and Wesley Acres* into the Greenwood Historic Neighborhood." (July 9 Letter, p. 3, emphasis added). I am concerned that the process by which the Board adopted this position did not include an opportunity for members to learn about Wesley's plans and to offer the Board their input. While any plans Wesley may have to expand will certainly require assessment for their potential adverse impact on adjacent landowners, the Board is obligated as well to consider their impact, both adverse and beneficial, on GHNA's membership as a whole. The addition of an independent living setting, for example, may have appeal to members more broadly. The Board won't know though until members are given a meaningful opportunity to weigh in. Toward that end, I respectfully offer these suggestions to the Board.

(1) State with specificity what the purposes of your meetings are. If the Board is considering actively campaigning the City Council for a prohibition on a business' expansion, it ought to so state in its meeting notice. It did not in this instance (and declined to answer my specific inquiry regarding what it would be requesting in the letter it intended to approve in a five-minute meeting).

(2) Be transparent regarding your interactions with third parties. I struggled in a series of exchanges with the Board (copied to public officials in the end) to get a copy of the July 9 letter and of the study it referenced before they were eventually e-mailed to members on July 17 and 19. When you send letters to public officials, deans and industry leaders seeking action in the Association's name, please copy the membership. Information should be shared contemporaneously with the persons on whose behalf you speak and in whose name it's sent. That goes for studies too. While a study may, as here, be paid for privately, when it's sent under the Association's name, members have a need to see it. And when it's sent to a public official, it's in the public domain (thank you to officials who offered me copies). The names

of *all* persons paying for a study should additionally be disclosed to members and officials relying on it (GHNA's July 9 letter states that the \$17,000 study was completed in conjunction with legal counsel at Brick Gentry and "paid for by residents of our neighborhood," while the study itself states it was developed for "the Greenwood Neighborhood Association's and Mr. William Fehrman's, sole and exclusive use").

(3) If the Board is concerned about Wesley expansion, find out what Wesley is planning and disseminate that information to GHNA members so that we all know. Hold a meeting. *Invite Wesley*. Any request to the City for a blanket prohibition on expansion is premature until we know what's actually being proposed *and how our members feel about it*. At a minimum, you have access to our emails -- poll us.

(4) Acknowledge the limited applicability of the HDR study to Wesley Acres. That study was commissioned for the purpose of evaluating "the required detention capacity related to private commercial development (Des Moines University [DMU])." (HDR Final Technical Memorandum, p. 1). Wesley is not mentioned in HDR's introduction and is mentioned only three times in the entire report (DMU, by contract, appears 41 times). The Board's statement in its July 9 letter, p. 2, that "[t]he study clearly shows that our watershed is being compromised by the stormwater runoff from both Wesley Acres and DMU" appears to be inaccurate. HDR specifically removed Wesley's runoff rates from its evaluation of DMU's runoff (HDR Final Technical Memorandum, p. 8) and its "Summary and Conclusions" don't mention Wesley. The study will doubtless be of value to City planners, but it is not a sufficient basis, as written, for requesting preclusion of Wesley expansion.

(5) Refrain from provoking DMU unnecessarily. Some part of DMU – their clinic if I recall – will remain our neighbor after 2023, and it behooves us to have a working relationship. I'd add too that the woods behind DMU are now at considerable risk. If we're lucky, maybe they'll stay in DMU's hands a bit longer (it would be nice if the City stepped up, but to date it has not).

(6) Revise your membership form to give members the option of allowing their e-mail addresses to be shared with other *members* (I disagree with the Board that it's current form precludes this, but if you believe it does, change it). Members don't need their opinions "reviewed" by the Board, and our inability to communicate freely with other members impairs the meaningful expression of dissenting views. The Association has recently proven itself to be remarkably impactful, but *the ability of GHNA members to express a range of opinions is vital to its continued respect as a truly representative body*.

(7) Finally, retract your request to the City to prohibit growth by Wesley Acres until the membership has had an opportunity to weigh in.

In closing, I am late to this conversation and apologize if I have inadvertently mischaracterized any aspect of the Board's history or operations. I've tried not to. I want to make clear as well that while I am at odds with the Board in this instance, I am grateful to Mr. Larson and all Board members for the hard work they do year-round for the Greenwood neighborhood. Thank you all for your consideration.

Sincerely,
Margaret Stuart
MargaretRStuart@gmail.com
(515) 778-0096

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 8:21 AM
To: Drost, Bert A.
Subject: FW: statement

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I am forwarding some emails from residents to your attention today. If you could please include these as well it would be appreciated.



Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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

From: Sue Terry <sjterry41@gmail.com>
Sent: Thursday, January 21, 2021 7:12 AM
To: Lindsay Waechter <lwachter@wesleylife.org>
Subject: statement

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I chose Wesley Acres as the place I wanted to live: it has an excellent reputation for senior living, it is close to downtown, to the church where i worship and to Drake University . I made the choice over five years before the space I desired became available and I have now been here nearly 12 years.

I believe Wesley Ares must make changes to the physical plant in order to continue to compete in what is become a much more difficult market for 55+ living facilities. There are new facilities opening regularly with moraine the planning stages. In order to appeal to tomorrow's market it is imperative that we improve our space and programs we allocate to them. We need a new pool and expended fitness center. We need a theater that allows our programming to grow and improve. We must improve our interior spaces to continue to provide the excellence we expect.

It is my sincere belief that not making the changes being proposed will lead this premier institution to cease being a credit to our Grand Avenue address. And, I believe that we all know what that result will be. Please do not allow this to happen.

I hope it is possible to resolve the differences that the Greenwood Neighborhood Association has with the plan so that we can move forward together.

Thank you.

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 8:23 AM
To: Drost, Bert A.
Subject: FW: Wesley Acres master plan

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Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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

From: Glenn Baughman <grbiowa@gmail.com>
Sent: Wednesday, January 20, 2021 10:51 PM
To: Lindsay Waechter <lwachter@wesleylife.org>
Subject: Wesley Acres master plan

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I support the building revision for Wesley Acres because it will move John's Harbor, our facility for memory care from an upstairs location to ground floor. This will allow some outdoor time for people who experience fresh air and sunshine instead of remaining inside 24/7. These are people who need the advantage of changing their environment from indoors to outdoors when good weather is available. This helps their mood and allows changes in experience and variation in settings so important to well-being. Another reason I support the change relates to revisions in dining room space. Dining areas have not been refurbished or redesigned since the 80's when the building was new; the furnishings are dated, carpets are worn and kitchen areas are cramped and inefficient. A third reason I support the changes relates to expanded areas for community meetings. Our current community room barely is large enough to accommodate a general meeting that concerns everyone. We are all crowded into a one level room wheel chairs, walkers and all and its difficult to see and hear the presentations. The facilities are simply outdated, lighting and decorations are dark, almost no lighting from windows/outdoors. The facilities are simply not current and cause Wesley to not be seen as a place with current, stimulating design

environment.

Glenn & Ann-Marie Baughman

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 8:23 AM
To: Drost, Bert A.
Subject: FW: [POTENTIAL SPAM]

Importance: Low

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Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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From: Helen Smith <hmsmith1356@gmail.com>
Sent: Wednesday, January 20, 2021 8:37 PM
To: Lindsay Waechter <lwachter@wesleylife.org>
Subject: [POTENTIAL SPAM]
Importance: Low

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- Helpdesk

I am looking forward to the many improvements planned for Wesley Acres. An improved entrance, an auditorium, a new exercise pool are just a few of the things we need. As our buildings age many renovations are needed for our safety and convenience. As I plan to live here for the rest of my earthly days, I am anxious for the planned improvements to begin.

Helen Smith, resident for the past 10 years

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 9:21 AM
To: Drost, Bert A.
Subject: FW: Master Plan

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From: Ben Campney <ben.campney@gmail.com>
Sent: Thursday, January 21, 2021 9:09:23 AM
To: ramundson@wesleylife.org <ramundson@wesleylife.org>
Subject: Master Plan

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- Helpdesk

As one of the youngest residents at Wesley Acres the prospects of the Master Plan are very exciting. I look forward to enhanced dining opportunities. We have top notch chefs who deserve facilities that will allow them to showcase their talents.

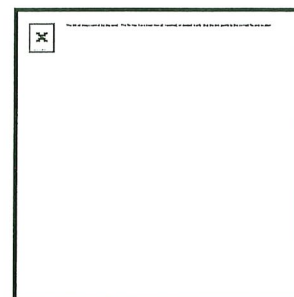
While the community room has served us well, it will be nice to have meeting space not blocked by pillars like some old ballpark. It will be great to have inviting space that can be used as the polling location for the community again.

Get the shovels out, let's have a groundbreaking.
 Ben Campney - Bolton



Damon Buskohl
 Executive Director
 for Wesley Acres

Address: 3520 Grand Avenue
 Des Moines, Iowa, 50312
 Office: 515-271-6504
 Cell: 515-306-5927
 Email: DBuskohl@wesleylife.org





Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 9:21 AM
To: Drost, Bert A.
Subject: FW: Master Plan "Testimonial"

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From: Beth Campney <bcampney93@gmail.com>
Sent: Thursday, January 21, 2021 9:08:00 AM
To: ramundson@wesleylife.org <ramundson@wesleylife.org>
Subject: Master Plan "Testimonial"

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- Helpdesk

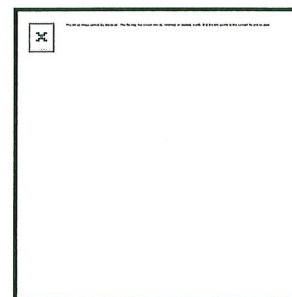
I am so excited about the improvements and upgrades that are coming to Wesley Acres. I'm especially looking forward to the new, and more centrally located, wellness/fitness facility! Change can sometimes be difficult but in this instance, it's a much needed change.

Beth Campney, Bolton resident



Damon Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org




WesleyLife
Darren Schlapkohl
Vice President of
Development &
Construction

Address: 5508 NW 88th Street
Johnston, Iowa, 50131
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Email: DSchlapkohl@wesleylife.org



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Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 10:36 AM
To: Drost, Bert A.
Subject: Fwd: Resident Statements

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Address: 5508 NW 88th Street

Johnston, Iowa, 50131

Office: 515-252-5398

Cell: 515-864-6970

Email: DSchlapkohl@wesleylife.org



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From: Damon Buskohl <DBuskohl@wesleylife.org>
Sent: Thursday, January 21, 2021 10:32 AM
To: Darren Schlapkohl
Subject: FW: Resident Statements

Here's 6 and 7. These 2 asked to be interviewed because they don't like computers☺



Damon Buskohl
Executive Director for
Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



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From: Lindsay Waechter <lwachter@wesleylife.org>
Sent: Thursday, January 21, 2021 10:29 AM
To: Damon Buskohl <DBuskohl@wesleylife.org>
Subject: Resident Statements

"I am very excited for the new pool space because it will draw a much larger crowd for our classes. The pool exercises have really helped to keep me active. I used to be a community member and have always enjoyed the pool exercises. Now that I am a resident here, I have gotten to know many community members through these classes and truly enjoy it. People have really enjoyed utilizing the spa after classes and they use it as a time to get to know each other better and converse. I think that it's wonderful that the fitness center will also be centrally located so that more people will be able to access the wonderful classes." – Linda Young

"I am excited for the expansion of the pool, auditorium, and wellness center. I really enjoy the programming and think this will enhance it tremendously. The staff is so helpful and I appreciate the campus getting an update so that the programs can continue to grow. I think that with this change there will be a lot more buzz around campus with even more activities to participate in throughout the week."

Lew Fitch



Lindsay Waechter
Wellness Manager

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6596
Email: lwachter@wesleylife.org



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2020 Best Workplace
for Aging Services

Subject

Remodel & Expansion

Date

Carol B 405

Notes

Wesley Acres is on the move! Wesley will remain in the beautiful Grand neighborhood with expansion and updating to better serve the community of older adults. This community is served by a most knowledgeable and caring staff.

There is much excitement about the pool expansion, newly designed common areas, incorporation of the courtyard and continued dining areas. The food at Wesley is healthy and delicious! I say "you can get anything you want at Wesley's restaurants."

As a newer resident to Wesley, I have found a home and place of caring and comfort to live out my days.



Wesley offers several layers of care.
It will be exciting to see what is
to come. I would give Wesley
five stars but they are shooting
for more!

Carol Crandall
Grand 709

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 11:11 AM
To: Drost, Bert A.
Subject: FW: Acres support letter 9

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Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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for Aging Services

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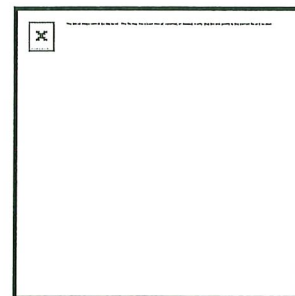
From: Damon Buskohl <DBuskohl@wesleylife.org>
Date: Thursday, January 21, 2021 at 11:02 AM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Subject: Acres support letter 9

This makes 9.



Damon Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



From: Lindsay Waechter <lwaechter@wesleylife.org>
Sent: Thursday, January 21, 2021 10:57 AM
To: Damon Buskohl <DBuskohl@wesleylife.org>
Cc: Ryan Amundson <RAmundson@wesleylife.org>
Subject: Muriel Pemble

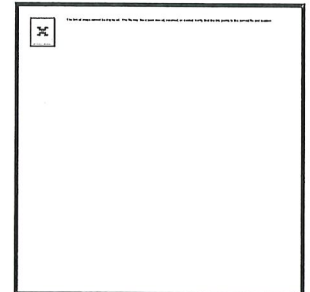
“I am generally excited for the campus changes. I really like that the fitness center and pool will be centrally located instead of it being in the basement. I think the saline pool will also be a great addition. I like the idea of having a view towards the courtyard versus the street and parking lots. Having a larger auditorium will be very beneficial as the current one could use a lot improvement. Having a way to stream and utilize technology will also be very important. I am very excited about the walking treadmill in the pool and the therapeutic programming that can happen around that.

I think that it is important to keep a mix for both future residents and current residents including having access to physical books. I think that the campus could use some updates and these will be great changes.” – Muriel Pemble



Lindsay Waechter
Wellness Manager

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6596
Email: lwachter@wesleylife.org



Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 11:11 AM
To: Drost, Bert A.
Subject: FW: Jeanette Davis Statement

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Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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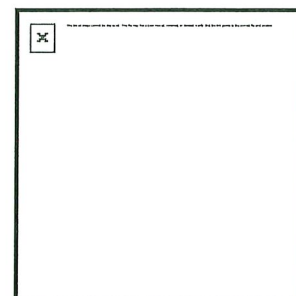
From: Damon Buskohl <DBuskohl@wesleylife.org>
Date: Thursday, January 21, 2021 at 11:09 AM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Subject: FW: Jeanette Davis Statement

Here is support letter #10!!



Damon Buskohl
Executive Director
for Wesley Acres

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6504
Cell: 515-306-5927
Email: DBuskohl@wesleylife.org



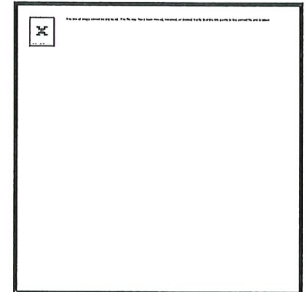
From: Lindsay Waechter <lwaechter@wesleylife.org>
Sent: Thursday, January 21, 2021 11:07 AM
To: Damon Buskohl <DBuskohl@wesleylife.org>
Cc: Ryan Amundson <RAmundson@wesleylife.org>
Subject: Jeanette Davis Statement

"I think having the fitness center closer to the center of campus will be wonderful. Having a little patio out in front of the chamberlain space is a great idea as it's a beautiful space to sit out and relax. It will be lovely to update to all of the current spaces that we have." – Jeanette Davis



Lindsay Waechter
Wellness Manager

Address: 3520 Grand Avenue
Des Moines, Iowa, 50312
Office: 515-271-6596
Email: lwachter@wesleylife.org



Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Thursday, January 21, 2021 8:19 AM
To: Drost, Bert A.
Subject: FW: Wesley Acres
Attachments: Simonson Letter[4].pdf; WESLEY PUD - DRAINAGE EXHIBIT[3].PDF; WESLEY PUD - WITH AERIAL - 121020[3].pdf

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Bert

I think you missed the email below from Mike Simonson that was produced after he and I walked through his 2 issues from his letter. If you could include this as well I would appreciate it.

From: Michael Simonson <msimonson@simonsonassoc.com>
Date: Monday, December 14, 2020 at 1:42 PM
To: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Cc: "Bert Drost, AICP (badrost@dmgov.org)" <badrost@dmgov.org>
Subject: Wesley Acres

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- Helpdesk

Darren, thank you for the response to my letter. Wesley offers services much needed in the community, and you've been a good neighbor.

Per our conversation, I support your plans for the storm water management. Thanks for working through this issue with Bishop Engineering. A reduction in the water volume that discharges into the ravine is what the neighbors have been asking for since the two homes were damaged and removed. I recognize that management of the basin is always a challenge, but necessary.

Regarding the parking encroaching onto 37th Street, I will allow the neighborhood association to weigh in on their desires. I appreciate you pulling the parking back to preserve the two mature trees.

Again, thanks for reaching out. I've copied Bert Drost with the city on this email, to be shared with staff.

Michael Simonson

simonson & associates architects LLC
 1717 ingersoll avenue suite 117 des moines ia 50309
 515.440.5626 dir 515.440.5627
www.simonsonassoc.com

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Monday, December 14, 2020 11:19 AM
To: Michael Simonson <msimonson@simonsonassoc.com>
Subject: Wesley Acres

Mike

Wanted to reach out to you so we could clarify some information related to the 2 items that you noted in your letter to the City related to our planned expansion at Wesley Acres.

I have included 2 items that are attached that should provide some additional clarity 1. Wesley PUD with Aerial; 2. PUD Drainage Exhibit.

You will see that we have cut our parking along 37th Street to half of what was initially shown by Bishop Engineering. They had missed the large evergreen tree at that location on their original survey of the property. Once they went back to the site and located it on that document the parking was pulled back in order to preserve that tree which acts as the primary buffer between our lot and 37th street. We will also be placing additional landscaping in this area to provide more buffering than currently exists now.

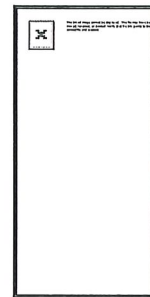
Secondly, you will see the design and calculations that we have gone through with the stormwater issue that has historically been a point of discussion prior to my arrival here at WesleyLife. When we first started conversations with Pope and Bishop on this project I led with this item specifically to make sure everyone was aware that we needed to find ways to reduce the impact that the current site has as well as any future plans we might have. I think by cutting the outflow by more than 50% of existing is a big win for everyone.

Please reach out if you have any questions. Also, if you would be able to issue a follow-up letter prior to the P&Z meeting this week noting that we have communicated and addressed your concerns it would be greatly appreciated. Have a great day.



Darren Schlapkohl
Vice President of
Development &
Construction

Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



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3501 104th Street

3501 104th Street
Des Moines, Iowa 50322-3525
Phone: (515) 276-0467 Fax: (515) 276-0217
Civil Engineering & Land Surveying Established 1959

REFERENCE MATERIAL

DRAWN BY
EWM

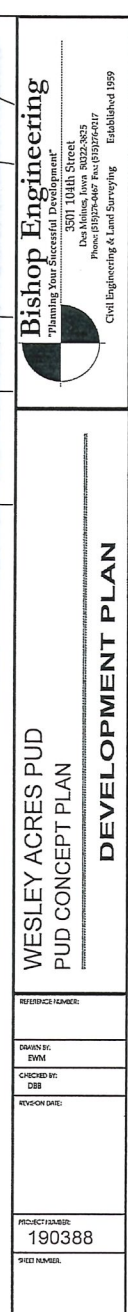
CHECKED
DAA

REVISION DATE:
2020-10-26 CITY SUBMITT

PROJECT NUMBER:
190388

SHEET NUMBER:

PROPOSED DRAINAGE EXHIBIT



28

simonson

simonson & associates architects llc

1717 ingersoll avenue suite 117

des moines ia 50309

phn 515 440 5626

www.simonsonassoc.com

29 November 2020

Wesley Acres PUD Amendment
ZON2020-00141

Dear Commissioners:

I have lived next door to Wesley for eight years, and generally support their plan. I am pleased that they are not building to the north of the Chamberlain Mansion, and are generally leaving the area north as green space. I support their plan under two conditions:

1. Parking not encroach any further on 37th Street. As the parking lot exists, there is a small berm between 37th Street and their existing parking lot, with two handsome trees between the berm and the street. In the early 1960's, 3660 Grand expanded their parking garage toward 37th Street, of which most of this garage extension is buried into the hill. The exposed wall along 37th Street is about three feet tall. I don't see that that garage extension would have been approved today. I don't support pushing cars out onto a residential Street where the homes are on estate lots with generous setbacks. There is ample room, relatively flat, to add parking east of the Bolton's garages should they desire parking in this area, not visible from public right of way.
2. Wesley hasn't maintained their storm water basin. You will recall that DMU also hadn't maintained their basin for nearly ten years, allowing it to silt in. The storm water from Wesley and DMU discharges to the south, via a ravine, and the city already has purchased two homes south of Ground that were compromised because of the massive flow of water from these two properties during heavy rains. Those homes are now green space, not paying any taxes, not to mention the losses suffered by those home owners when their homes were damaged beyond repair. DMU rebuilt their basin some months before they sought their PUD amendment, which was denied. Wesley has a much larger basin to take almost all of the water on their site, but the water is not detained. The restrictor plate in their basin was removed years ago, so that the water merely passes through the basin without being detained. Granted, basins require cleaning of plant materials after rain falls, so to remove the restrictor plate mitigates the need to perform maintenance by their staff. The intake could be modified to make the maintenance much easier. I would ask that Wesley be required to re-install the restriction per the original drawings, and annually to pay a licensed civil engineer to inspect their storm water system and certify that it is functioning properly. This certification should be submitted to the city annually. This issue was brought to their attention after they paved a walkway through the timber, and lighted it, without a permit, drawing the ire of the neighborhood association. They subsequently placed the lights on a timer, but the storm water basin remains non-functioning to my knowledge.

Otherwise, they are a good neighbor, and provide a valuable service.

Respectfully



Michael W. Simonson, AIA
Simonson & Associates Architects LLC

Greenwood Historic Neighborhood Association
Nicholas Larson - President
127 34th Street
Des Moines, Iowa 50312

January 19, 2021

City of Des Moines Plan and Zoning Commissioners
C/O Bert Drost, Erik Lundy
1551 E. Martin Luther King, Jr. Parkway
Des Moines, Iowa 50319

Re: January 21, 2021, Meeting Item 8. Request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street.

GHNA has had ongoing contact with Wesley Acres regarding their PUD Conceptual Plan through face to face meetings, phone calls, and emails. I want to thank them for taking the time to meet with neighbors and delay their project so that we could have a better understanding of what the true impact of this development will be on our neighborhood.

I believe that we have found more common ground than expected and are willing to enter into a written agreement with Wesley Acres concerning use restrictions related to no further development south of its property and proper maintenance of its detention ponds.

Where we have reached an impasse with Wesley Acres is concerning the development on its property's west side adjacent to homes on the 37th St. GHNA's primary mission is to uphold and protect the safety, value, and historical integrity of our Greenwood Historic Neighborhood for current residents and future generations to come. We believe that the current architectural design encroaching on our neighbors on 37th St which includes an extension of parking to the west towards 37th St. and the addition of a forty-foot-tall pool complex attached to an addition behind these homes threatens these core values.

As mentioned above, Wesley has communicated with us and we appreciate their transparency. We hear their concern for the expansion of their business. Recognizing this, we believe that by choosing to establish their business in this area that they realized the restrictions that would present themselves over time. As a neighborhood we recognize the asset of Wesley Acres to our community, and also consider ourselves an asset to them. Our stance, which is to preserve the integrity of our neighborhood, is not done out of a desire to say, "no" to every proposed project. On the contrary, we are taking these steps to ensure the preservation of this area for all of us that are privileged to work and live in this historic area. Our hope is that Wesley Acres would consider moving the proposed addition to the other side of their campus.

Making this decision to improve the bottom-line of a tax-exempt-commercial entity is not a justification to diminish the residential aspect of our neighborhood and potentially decrease the property values of the adjacent residential properties. The hardships presented to many of our

residents this year in the face of the pandemic have been great though certainly not unique. The decrease of property value for our residents is a real threat to their most valuable asset.

It is for these reasons that we ask the request before you be denied.

Thanks and take care,

Nicholas R Larson

President

Greenwood Historic Neighborhood Association

Drost, Bert A.

From: eytan Young <eytanyoung@me.com>
Sent: Monday, November 30, 2020 4:49 PM
To: Planning
Subject: rezoning request -Wesley Acres -

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To whom it may concern:

My name is Eytan Young. I currently own a unit (1030) at 3660 Grand Avenue a property adjacent to the 3520 Grand Avenue property owned by Wesley Retirement Services, Inc. I have reviewed the materials provided regarding the proposed amendment to the Wesley Acres PUD Conceptual Plan and I am voting against such an amendment in its current form.

I would like to express my disapproval of changes that have been proposed to the parking layout just south our property at 3660 Grand Avenue. It is my opinion that the western creep of the parking surface to within feet of sidewalk on 37th Street is unacceptable. 37th Street is one of the true majestic landmarks of Des Moines. The historic homes and their surrounding properties reflect the historic stature of this stately neighborhood. One key feature of this grand design is the formidable set back of the structures (homes and buildings alike) from the road. The greenway allowed by the massive lawns of 37th street is one our neighborhood's defining characteristics and needs to be preserved.

I do not have sufficient knowledge regarding the remainder of changes proposed and therefore no other opinion to render. Wesley Acres has been a good neighbor and do not have any reason to be opposed to the remainder of the changes delineated in the proposed zoning amendment.

Eytan Young

unit 1030
3660 Grand Avenue
Des Moines IA 50312

515 480 0987

Drost, Bert A.

From: Mike Fitzpatrick <fitzpatrickmike@icloud.com>
Sent: Wednesday, December 2, 2020 3:51 PM
To: Planning
Cc: Cynthia O'Brien; Mike Fitzpatrick
Subject: ZON2020-00141

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We live at 219 37th Street and are opposed to zoning request ZON2020-00141.

Our concerns are:

- 1) Maintaining the integrity of the neighborhood.
- 2) An interest in the master plan, as this issue appears to be a smaller part of a larger plan.
- 3) There are survey flags in the woods behind our house and it is our understanding that there was a 100 year agreement not to build in the woods. We would like a better understanding of what Wesley is planning to build behind our houses.

I apologize for the brevity of this communication, but it is due at 4 pm on 12/2 and I am submitting at 3:50 pm on 12/2.

Thank you,

Mike Fitzpatrick
Cynthia O'Brien

219 37th Street
Des Moines, IA
50312

Scott and Kristin Carlson
315 37th Street
Des Moines, Iowa 50312
kristinandscott5@gmail.com
515-554-8410

January 19, 2021

City of Des Moines Planning and Zoning Commissioners
C/O Erik Lundy
1551 E. Martin Luther King, Jr. Parkway
Des Moines, Iowa 50319

Re: January 21, 2021 Meeting Item #8. Request from Wesley Retirement Services, Inc. (owner),
Represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres
PUD Conceptual Plan on the property located at 3520 Grand Avenue and 401 37th Street.

Dear Commissioners:

In light of Wesley Acres's planned structural additions to their property, we have had ongoing contact through face to face meetings, telephone calls and emails with the powers that be. We appreciate the time spent on this communication and recognize this may have extended their timetable for a completion date, as we gained a better understanding of how these changes would impact our property and neighborhood.

It is clear that Wesley has not taken the neighborhood or its direct neighbors into account while developing their plan. We say this because there are no conceptual plans from our property's point of view facing the new additions. Secondly, when we requested a 3D view of the proposed additions from our backyard, it came back unanswered which we can only assume would not favor Wesley's position.

Both Rob Kretzinger (CEO) and Darren Schlapkohl (Vice President of Development) gave us a walking tour of the proposed concept and a general idea of placement of the added structures. When the tour concluded, we invited both Rob and Darren to walk to our backyard to view Wesley from our perspective. For the first time, they were able to see and hear their property from vantage point and they both realized what little buffering exists.

Because of this, we are opposed to Wesley's planned enhancements on the west side of their campus. We live directly to the west of the proposed additions. The incorporation at Wesley of an auditorium, multilevel pool and physical fitness facility (with a 40 foot glass paneled peak) will be visually obtrusive, negatively affect our property value, infringe on our privacy, add more noise and light pollution to our neighborhood and increase the intensity of an already stressed parking problem for Wesley (due to the removal of parking and green space on their campus).

Unfortunately, Wesley's verbally proposed relief offerings with this project are just reminders of past promises that have not been upheld. We believe a little historical background on our firm opposition to this project may be helpful. We have lived in our home for over 11 years and were attracted to 37th Street because of its majestic nature and historic roots. Our history with Wesley:

- Within a year of living on 37th Street, Wesley's General Manager approached us about adding 10 parking spaces directly behind our home on the east side of the drive to help alleviate their parking shortage. He said it was dire to get them added and was hoping for our support and asked if there was anything Wesley could do in return for said support. Recognizing their true need and realizing they were going to remove mature trees to make room for the parking, we asked that they replace the trees in an effort to rebuild a buffer between our properties. This was never done. We also asked that noise not become an issue, and were told the spaces would be used for residents that rarely moved their cars. We asked that employees park away from our property since they come and go 24 hours a day, and lastly to move the garbage bins that were emptied daily at 4:00 a.m. This was agreed upon, and we shook hands as neighbors do.
- Fast forward a couple of years . . . and we arrive home to the remaining mature trees that butted up to our property on the west side being clear cut and fully exposing a view of Wesley's large three story building (photos attached). We quickly ran over and asked the gentleman to please stop. (He had already cut down 10 trees, with the plan to cut down more.) When asked why he was cutting down the trees, the man (who identified himself as the greens/landscape keeper) replied that he was hoping to grow grass in their place. After some discussion with a new GM, he apologized saying he was not aware that the gardener was going to take that many trees down and said they would plant replacement trees and make up for the error. Four trees were planted and two thrive to this day. We also asked him to plant the previously promised trees that were never planted when Wesley needed the 10 parking spots and that request fell on deaf ears. Hence, there are almost no trees between our home and Wesley at this time (13 trees are gone, with only two having been replaced).
- Shortly thereafter, the trash pickup returned to 4:00 a.m. and almost all of the parking behind our home was switched to employee parking. The employees chirp their car alarms, greet one another at shift change, take breaks and at times sit in their cars and listen to music loudly. Once again, we spoke with another new GM at Wesley. She was fairly dismissive and requested proof of any agreement. We regretfully replied that it was a handshake agreement and asked if she could at least help with the garbage truck's 4:00 a.m. arrival. We were told unless there was an ordinance, there was nothing she could do. We reapproached her and explained that our bedrooms face Wesley and our family is woken when the garbage truck backs into place with its beeping safety alarm, and if this was in her backyard she would want it to stop. Again, she said it was out of her hands. Fortunately for us, we found there was a city ordinance that commercial garbage pick up was to begin after 8:00 a.m. in residential neighborhoods. So, we called the garbage collection company directly and they moved their pickup time.

Now back to Wesley's current request to build two large structures reaching 40 feet high and extending almost 100 feet closer to our home than their current campus. We have asked that Wesley reconsider their concept and flip the two proposed structures so the 40 foot peak would not be behind our home, but be repositioned so it faces their parking structure to the north. We also suggested that the glass be removed and skylights be added to let in natural light and prevent light pollution in the neighborhood. We were told these suggestions were not an option and they have done all they are willing to do on this


project (which has been very little). This addition would be permanently visible and overbearing to our property and neighborhood. Wesley's additions would not only be an eyesore to us but a beacon of light from 37th Street that would diminish the beauty of our historic neighborhood and decrease the value of our home. Additionally, six more mature trees would be removed from the property (bringing the total to 19 trees taken down) that act as a buffer, and they would not be replaced due to lack of green space. And more traffic would be added adjacent to our property. We think it should be noted that we were successful in reducing our property taxes due to the current commercial nature of Wesley's mismatched architecture and the little to no buffering offered with their current footprint.

We reached out to Bert Drost, city of Des Moines senior city planner, and asked if he has been to the proposed Wesley expansion site and if he would visit our property to see if there is something he could suggest to help alleviate the burden the design would have on our property. Although he declined our invitation, he did say we could make a formal request for him to visit our home and the Wesley property during the P&Z meeting. We would like to make that request. Lastly, we believe that Wesley's current structures were set 100 feet back in respect to our home and neighborhood for a reason. And Wesley did not intend to come any further west as it would not have been the neighborly thing to do.

We care about our neighborhood and have consistently tried to work with Wesley to keep everyone's best interests in mind. Unfortunately, this has not been reciprocated.

In conclusion, we are firmly **OPPOSED** to Wesley's planned additions to the west. Thank you for your time and consideration regarding this important matter. We are available to answer any questions or meet with you in our backyard.

Sincerely,



Scott and Kristin Carlson







Drost, Bert A.

From: Kevin Macfee <kmacfee@yahoo.com>
Sent: Wednesday, January 20, 2021 9:04 AM
To: Planning; Drost, Bert A.
Cc: Jenny Macfee; Kevin Macfee; greenwoodhna@gmail.com
Subject: Item ZON2020-00141 - NOT in favor
Attachments: Macfee-321 37th.pdf

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ATTN Planning Urban Design
Des Moines Development Services

Re: Item ZON2020-00141 - NOT in favor

We live at 321 37th St., Des Moines IA 50312 and moved to Des Moines in 2018. We moved to this neighborhood based upon its historical significance and character.

Further to my email dated 12/2/2020, this e-mail is to outline our opposition to this proposal. Additionally, I would like to speak at the P&Z meeting on 1/21/21 and have attached a visual aid that I would like to use / present for my discussion.

We support Wesley Acres as an important and valuable component of the neighborhood and we appreciate the dialogue with Wesley Acres to date.

However, at this point, we still have significant concerns regarding the impact to our property - both in our ability to enjoy and use it, and it's current and future value.

- This is a significant addition (both in height and development westward) and encroaches directly onto our home. The proposed landscaping buffer does not mitigate the new addition due to its significant scale.
- This will significantly impact our privacy from the east part of our house which includes two bedrooms, our living and sunroom and our outdoor patio and living space.
- There will be increased intensity of usage that will increase traffic and activity directly behind our home.
- We are concerned about the increased light pollution from this addition into the evening. The proposal results in a very large glass building being constructed directly behind our home that will be lit into the night.
- We believe that this will result in a reduction in the value and our ability to enjoy and use our home.

We have requested and suggested that the layout or building design be modified to reduce the impact to us. While there were some minor changes, they are not sufficient to mitigate the concerns. We would be supportive of a new addition that is less impactful (shorter and less protrusion to the west, no significant light pollution, elsewhere on the property, etc.). We've tried unsuccessfully to try to find a compromise so that Wesley Acres could provide the amenities being proposed on premises without the current design that significantly encroaches and impacts on our home.

We've requested on numerous occasions a 3D architectural rendering from our property's point of view (consistent with other plans already prepared) to get an more accurate assessment of the impact and have not received as of the date of this letter. (*see timeline below*)

In closing, while we appreciate the desire of Wesley Acres to expand and we want our neighborhood to continue to have Wesley Acres as an amenity, we cannot support this plan due to the significant negative impact to our home and the neighborhood.

Thank you for your time and consideration.

Respectfully submitted,
Kevin and Jennifer Macfee,
Trustees of the Macfee Family Revocable Trust
321 37th Street
Des Moines, IA 50312
917-428-0179

Timeline

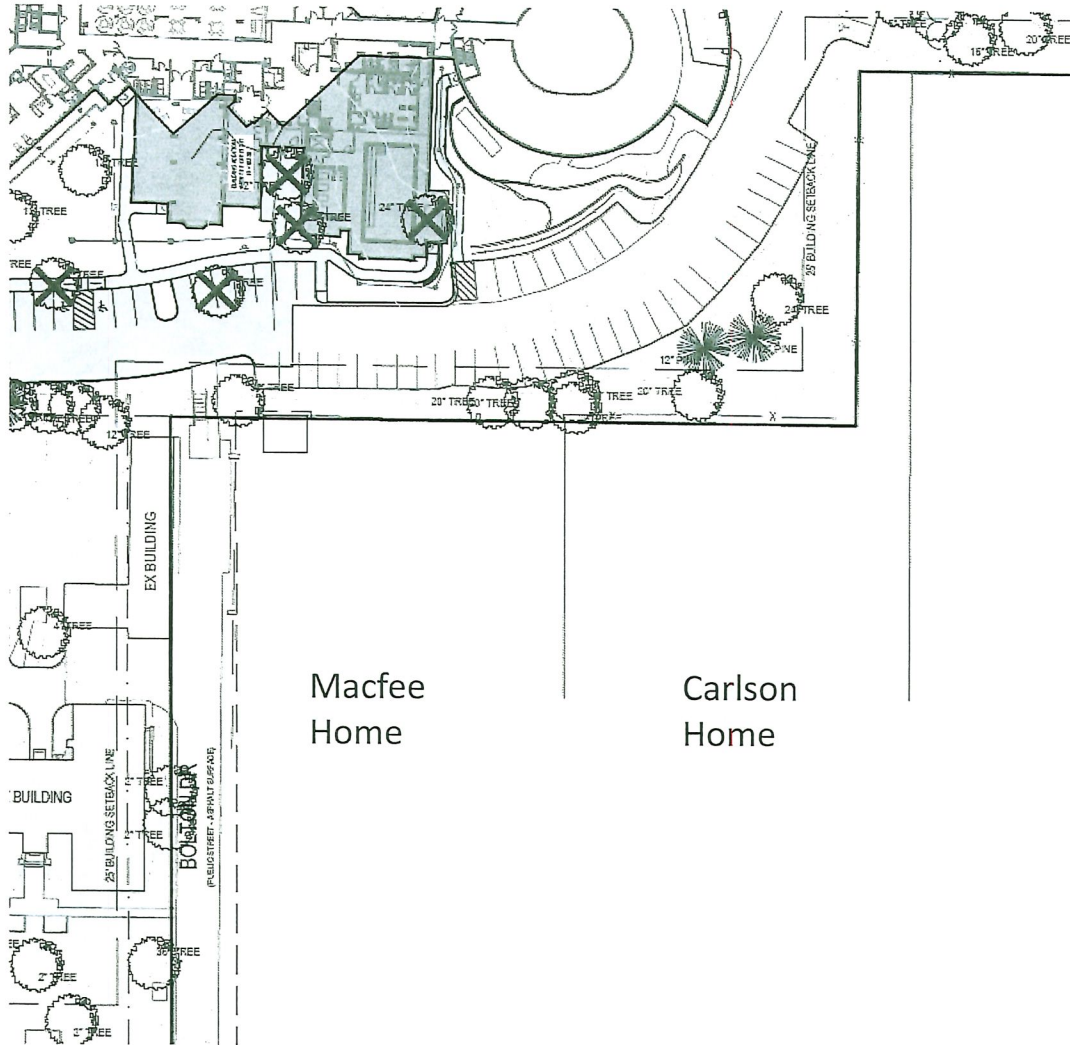
- Prior to 12/18/20 - various meetings between homeowners, neighborhood association and Wesley Acres representatives.
- 12/18/20 - Wesley Acres provided draft agreement agreement for maintenance of landscaping (However, with no specifics on what landscaping buffer would be provided)
- 12/23/20 - Wesley Acres provides draft landscaping plan
- 1/4/21 - Macfee requested again reconsideration to building layout and assessment of impact to our property via 3D visual
- 1/4/21 - Wesley Acres mentions minor changes to plan via e-mail and declines to provide additional 3D visual or modifications
- 1/5/21 - Wesley provides 2D rendering of minor changes being made.
- 1/6/21 - Carlson requests (again) 3D rendering
- 1/8/21 - Larson reiterates concerns on behalf of the Neighborhood
- 1/11/21 - Wesley Acres responds, but declines to make changes to layout to address concerns
- 1/13/21 - Wesley Acres calls Macfee and agrees to look into 3D rendering (no response as of date of this letter).

Attachments:

Visual Aid for discussion on 1/21/21.

321 37th Street

Re: ZON2020-00141



Macfee
Home

Carlson
Home

Source: Illuminance Analysis
Report (Provided by Wesley Acres)

Zoomed to show scale of new
addition on Macfee & Carlson
properties

321 37th st

View from Second
Floor Master
Bedroom:
Facing South

Estimated impacted area



View from Second
Floor Master
Bedroom:
Facing South

Estimated impacted area



View from Patio: Facing South

Estimated impacted area

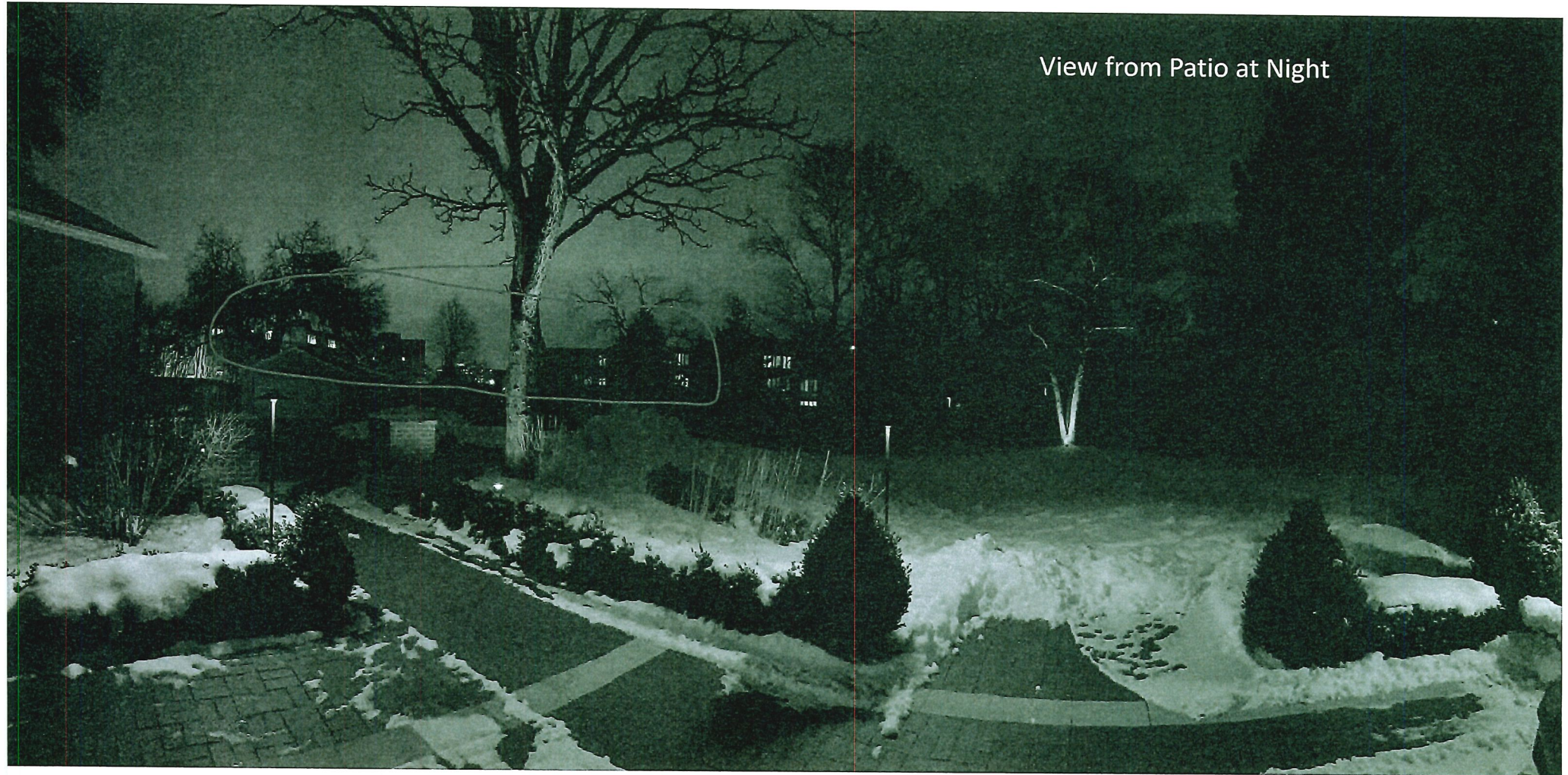


View from Patio: Facing South

Estimated impacted area



View from Patio at Night

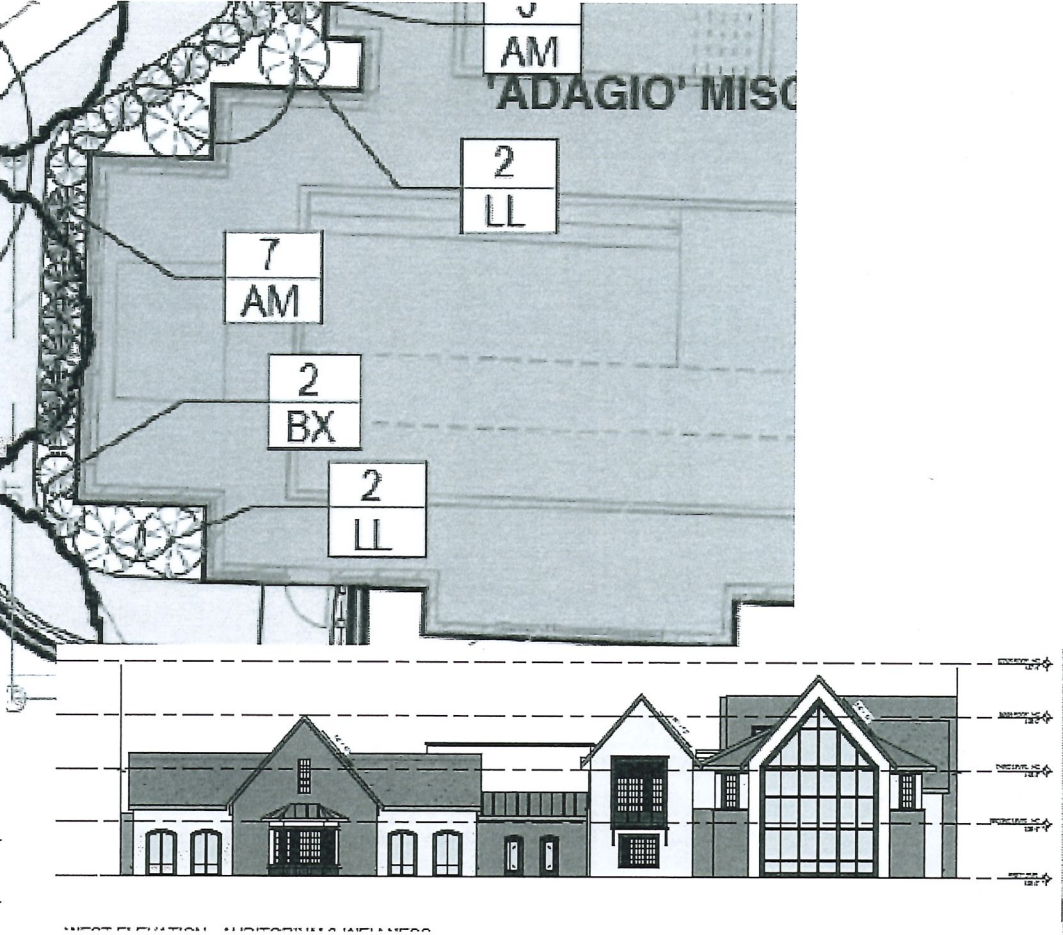


See images below to show the relocation of the spa to the South and the building pulled back from the West.

Current:



Previous



“revised” plans.
Source: email from Darren Schlapkohl – January 5, 2021

What if it was your home?

Drost, Bert A.

From: joseph.katelman@ubs.com
Sent: Wednesday, January 20, 2021 12:38 PM
To: Planning
Subject: Jan. 21 Hearing: Opposition to Item #12
Attachments: 20210121PZ Agenda.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Des Moines Plan and Zoning Commission,

Thank you for the work you do on behalf of our great city. I'm writing to express my opposition to Item #12 in the attached agenda. I grew up in the Greenwood Historic neighborhood and moved back to the neighborhood with my wife and two children in 2015. We love the community and especially its historic and residential character. I'm very concerned that approval of Item #12, and the resulting additional development by Wesley, will result in a permanent impairment to the historic integrity and appeal of our neighborhood. As our friends and great members of this community, I'm also really worried about the negative impact Wesley's planned development will have on the Macfee's and Carlson's property – both in terms of their quality of life and property value. I sincerely urge you to not allow this to happen. Thank you for your consideration.

Best,
Joe Katelman

Drost, Bert A.

From: Christine Hines <christine7h7@yahoo.com>
Sent: Wednesday, January 20, 2021 1:02 PM
To: Planning
Subject: Wesley Acres PUD amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear members of the Des Moines Plan and Zoning Commission,

As residents of the Greenwood Historic Neighborhood, we are opposed to the current version of Wesley Acres' proposed amendment to their PUD. Included in the amenities Wesley Acres plans to add is a large indoor pool complex to be built near the western boundary of their campus, directly behind residential properties on 37th Street.

Thirty-seventh Street is the iconic and historic entrance to our neighborhood. The construction of a 40' tall pool complex enclosed in reflective glass will change the view from 37th Street to the east. Whereas now the residential character of 37th Street is largely intact, the proposed pool complex will be visible from 37th Street between and above the northern-most houses on the east side of the street, visually infringing on our residential neighborhood. Trees will be removed to make room for this structure, further reducing the greenspace and visual barrier between Wesley Acres and our neighborhood.

Encroachments on the integrity of our neighborhood have previously and will again cause a decline in property values, and we fear this decline will creep further to the south. Our neighborhood is not large, and any infringement will change its character.

Wesley Acres benefits from being near a beautiful and safe residential neighborhood. Many of their residents owned homes in this and nearby neighborhoods. Those who are able enjoy walking down 37th Street. We believe many of their residents value this neighborhood.

We appreciate the willingness expressed by Wesley Acres to consider an agreement not to expand into the wooded area to the south of their campus. We believe that none of the trees should be removed from this land. It is covered with large, mature oaks – a treasure in the city. We understand that the city is trying to increase the tree canopy, and we agree that it is an important effort.

We thank you for your consideration.

Sincerely,

Christine and Terry Hines

3401 John Lynde Rd

Drost, Bert A.

From: Brent Feddersen <brentfedd@gmail.com>
Sent: Wednesday, January 20, 2021 3:03 PM
To: Drost, Bert A.; Planning
Cc: Sarah Feddersen
Subject: DM Planning and Zoning (Wesley Acres)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

We are writing in regards to the proposed changes at Wesley Acres located at 3520 Grand Ave and wanted to express our opinion that Wesley should be allowed to move forward with their changes. As a resident of the Greenwood Historical Neighborhood (residing at 335 31st St.), we have serious concerns with the neighborhoods inability to see the future impacts of their resistance to change. It seems that no one in the GHN is weighing the impacts of stopping these changes from happening. There seems to be an overwhelming consensus that these other businesses aren't going anywhere, no matter how difficult we make it for them to improve their infrastructures to stay current and competitive with businesses outside of our community.

A prime example of this resistance to change is DMU. Instead of allowing DMU to expand their parking structure and add a backup generator to the southern part of their property, the neighborhood threw a fit. People came out of the woodwork to protest even though they lived nowhere near the proposed changes or even within blocks of the DMU campus.

As someone whose property is located less that 100 yards from the east side of DMU, I fear the impact of DMU's departure in 2 years (and let me assure you, they are leaving). The majority of the apartments on Grand Avenue (i.e. 3000 Grand, 3031 Grand, 3407 Grand, 3205 Grand, and the list goes on) are currently occupied by med students that are attending DMU. When DMU moves to West Des Moines in 2023, all of these students are going with them. With nothing else currently set to replace DMU, what will be the draw to those apartments? This will force landlords to lower rent to maintain occupancy which will in turn bring a different type of renter to our neighborhood. If the GHN doesn't think that lower rent isn't going to equate to lower property values and higher crime rates, then they have another thing coming. We will not start to see the impacts of the DMU move for another 2 years, but they are coming.

We see the same thing happening all over again with Wesley Acres. If the GHN does not allow Wesley to stay up to date, then residents (many of whom lived in the GHN prior to moving to assisted living) will start to look elsewhere for their long term care. It is a slippery slope and this impact would not be as immediate as DMU's departure, but the end result could easily be the same. We all take great pride in being part of the GHN as did many of our parents and grandparents before us. Shouldn't they be allowed to stay in their neighborhood and have the best location, services and amenities that a retirement community can offer?

At the end of the day, GHN should be thrilled that Wesley is taking steps to maintain and improve their facilities. It seems that the proposed changes would actually beautify Grand Ave as well as make Wesley a more desirable retirement community which in turn will only further increase the draw to the GHN and increase our property values.

Thank you,
Brent and Sarah Feddersen
335 31st St.
Des Moines, IA 50312

Drost, Bert A.

From: Craig Ibsen <craig@nextlevelvc.com>
Sent: Wednesday, January 20, 2021 3:40 PM
To: Planning
Subject: Meeting this Thursday January 21

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I live at 207 37th Street and I would like to speak tomorrow in opposition to Item #12 on your agenda which I understand is the Wesley Retirement services amendment.

I also received a card from you that I don't have time to return but again I want to register NOT IN FAVOR on that card which states Item ZON2020 00141

I would appreciate your acknowledging my email.

My cell phone is (515) 554-5494

Thank you,
Craig and Annick Ibsen property owners at
207 37th Street
Des Moines, IA 50312

Drost, Bert A.

From: Lon Steger <lon.steger@gmail.com>
Sent: Wednesday, January 20, 2021 4:43 PM
To: Planning
Subject: Re: Objection to the Wesley Acres variance request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please read this update as I needed to make a correction. Thank you!

On Wed, Jan 20, 2021 at 4:37 PM Lon Steger <lon.steger@gmail.com> wrote:

Dear Plan & Zoning Commission,

Please accept my request to speak at tomorrow night's Plan & Zoning meeting in regard to the latest Wesley Acres project. I have lived in the Greenwood neighborhood for 14 years and was an active member on our board of directors for many years. In fact, I was board president when Wesley expanded into the woods south of their campus and significantly altered the landscape bordering the homes on 37th Street.

I am opposed to Wesley's proposed project in general and will speak specifically about their request for a variance to remove more trees and greenspace along 37th Street to expand a parking lot. There is an even larger greenspace on their property to the east of that parking lot where they could expand parking, but instead they want to go west along 37th. If you approve this parking lot expansion to the west it is my expectation that Wesley will soon request access/egress onto 37th Street, which would only exacerbate the traffic problem that exists on 37th when Greenwood Elementary School is in session. A problem that started when Wesley acquired the old church property at Grand and 38th place.

In my opinion the Wesley campus is already significantly overdeveloped and they have gone far beyond reasonable expansion of the private residence that they acquired decades ago. The 40 foot tall structure that they are proposing will nearly extend to the homes along 37th and will change the appearance of the neighborhood as you enter on 37th.

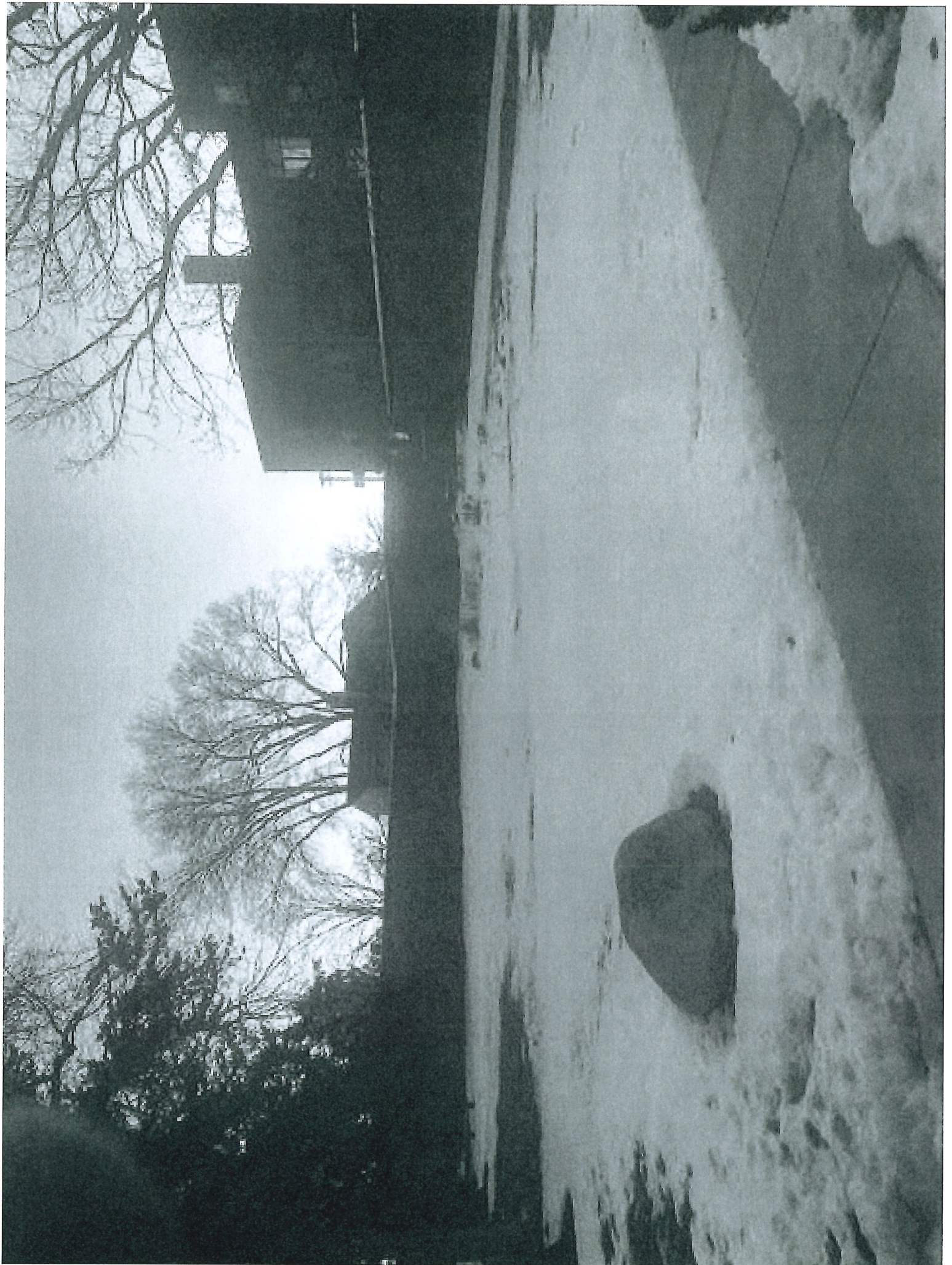
Finally, in my opinion the City of Des Moines too frequently puts the onus on residential homeowners to resist corporate expansion like this, particularly tax exempt institutions like Des Moines University and Wesley Acres. I pay \$15,000 per year in property tax and the homes in question along 37th pay substantially more than that, yet we have to fight tooth and nail with these institutions that pay no property taxes. I think it's time for the Plan & Zoning Commission and the City Council to take a more aggressive stance in limiting the expansion and corresponding density of these institutional properties. Zoning laws exist for this purpose.

Thanks for your time and consideration.

Lon Steger

13 SW 34th Street
Des Moines, IA 50312
917-678-3482





Greenwood Historic Neighborhood Association
Rochelle Quiner - Vice- President
119 34th Street
Des Moines, Iowa 50312

January 21, 2021
City of Des Moines Plan and Zoning Commissioners
C/O Bert Drost, Erik Lundy
1551 E. Martin Luther King, Jr. Parkway
Des Moines, Iowa 50319

Re: January 21, 2021, Meeting Item 12. Request from Wesley Retirement Services, Inc. (owner), represented by Rob Kretzinger, (officer) for review and approval of an amendment to the Wesley Acres PUD Conceptual Plan on property located at 3520 Grand Avenue and 401 37th Street.

Greenwood Historic Neighborhood Association (GHNA) was formed over twenty year ago. Its formation was a direct response to the City of Des Moines' request to have neighborhood groups form to protect their interests. Long before this, according to the Des Moines Development Forum in an article titled, "A Historic Street Transformed," Grand Avenue west of downtown was called the grand dame of Des Moines with spacious mansions and tree-filled yards. Residents then most likely could not have imagined that most of the properties along Grand Avenue would turn into funeral parlors and what some call insurance row (Des Moines Development Forum, 2005).

The properties that now comprise GHNA are similar in character to the homes on Grand and were built in the early part of the twentieth century. There is a home on 37th street that used to be inhabited by Vice President Henry A. Wallace that hosted three U.S. Presidents. Famous feminist author and activist Louise Noun grew up in one of the first houses on 37th Street. She was born in 1908 and at that time the house sat in the midst of the family's small farm, but was later portioned off into other lots. . Bill Bryson's book The Thunderbolt Kid, which details being raised in our neighborhood in the 1950's and 1960's paints a picture of kids playing until the street lights came on, enjoying the woods, and taking in the stately amenities that Des Moines had to offer like theatres and the Younkers Tea Room. The area was then and continues to be a sought after place to live. The charm of the neighborhood is that there is a mixture of grand homes of all different sizes set in a wooded area with beautiful wildlife.

As far as my research permits me to understand, this neighborhood has been on the defensive from corporate development starting in the 1970's when St. Joseph's Academy was bought by

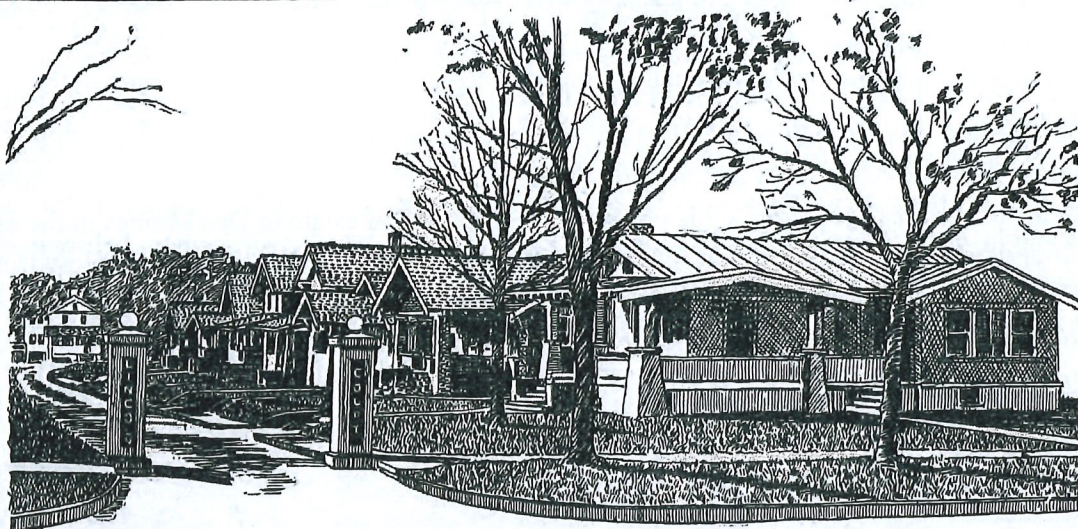
Des Moines University (DMU). In the 1980's residents in our neighborhood entered into legal mitigation with the zoning board and DMU. Simply put this was for reasons of development and residents feeling misled. Later in 2002, a street with 11 houses that reached south of Grand was demolished one year after the City of Des Moines repaved their street (Share screen). We also lost two homes to flooding due to the lack of maintenance on DMU's detention pond. In 2019, DMU asked to rezone their property to fill their immediate parking needs, however, at that time they had plans to leave our neighborhood anyway. Some of the homes on 31st Street are owned by DMU, and on 37th Street, two residences are now owned by tax exempt organizations (Drake University and the Catholic Church).

Today, GHNA is again put on the defensive. Our neighborhood has heard many times that the Wesley Acres proposal is not the same as the DMU one. Wesley has communicated with us, and this is appreciated, however we can't look at the overall development separately. One common thread that we hear repeatedly from Wesley and that we heard from DMU is that their businesses can't survive if we can't accommodate continued development. That reasoning is one sided and doesn't respect the placement of the corporation within a historic neighborhood. I would urge our corporate neighbors to not develop to the maximum of their footprint and to please work to keep the historic integrity of the area. In a relatively short span of time Grand Avenue has changed drastically and I would urge us all to be cautious of further development South and West into our neighborhoods.

Thank you for the opportunity to speak this evening.

Rochelle Quiner
832-647-7477

Lincoln Place Court was a block-long street that was in existence from roughly 1915 until 2002. If it had been a numbered street, it would be approximately 34th running South from Grand Avenue. The 11 or so houses had numbers in the 300s and 400s. A 1909 map of the City of Des Moines (the "Hubebinger" atlas) shows the land area around Lincoln Court as "Pierce's Sub Div (Fagen Estate)." Ezra Fagen (most likely the namesake of Fagen Estates) was a "pioneer resident" of the area according to his obituary. He dealt in real estate in Des Moines in the early 1900s and he died in 1913 just before Lincoln Court was built. The advertisement below from the October 31, 1915 Des Moines Register seems to indicate that Lincoln Court was developed by W.A. Spurrier Jr & Co. PL. (Continued, please scroll down.)



Buy a Home In Beautiful *LINCOLN COURT*

Just off Grand Avenue—The very finest residence section within the City of Des Moines.

Every convenience, every luxury, awaits the people who are to make their homes in this veritable garden spot in the center of the City.

Its location at Thirty-fourth and Grand Avenue is superb. It is in the midst of the section noted for magnificent homes. It is close in, handy to the finest street car service, and yet offers all the advantages which most people have gone out to the extreme west edge of town to find.

Every house has an East front, looking out over the spacious campus of St. Joseph's Academy, newly landscaped and beautifully decorated with shrubbery. Every yard is sodded, front and back—every walk is in, every driveway cemented—every detail finished up to delight the most fastidious tastes.

No two houses are similar in design, yet each one combines the utmost comfort and convenience with superb appearance. They range from five to seven rooms, well arranged and finished up in excellent taste. Quarter-sawed oak floors everywhere—beautiful built-in features, tiled baths, showers—everything to make up ideal homes. You must see them to appreciate their beauty, their splendid finish—and their sturdy, well-put-together construction.

At a glance you will appreciate the tremendous advantages of Lincoln Court. Its distinctive privacy will appeal to you. You will find it clean, quiet, and permeated with an atmosphere of delightful elegance.

Never before have you seen such an opportunity to get an ideal home at such reasonable price. Terms can be arranged if desired. There will be men on the ground all afternoon to show you through.

Come see us today, or let us call for you with an auto. During office hours, phone us at Walnut 3033—but on Sunday or in the evening you can reach us at Drake 1004 or Drake 2766.



Beautiful big roomy bungalow. Five large rooms downstairs, finished upstairs. Remarkable value.



Handsome full two story home at foot of drive leads directly to court.



Five substantial, comfortable home, full of conveniences and delightful features.



Very solid brick bungalow. One of the best houses you ever found ready built.

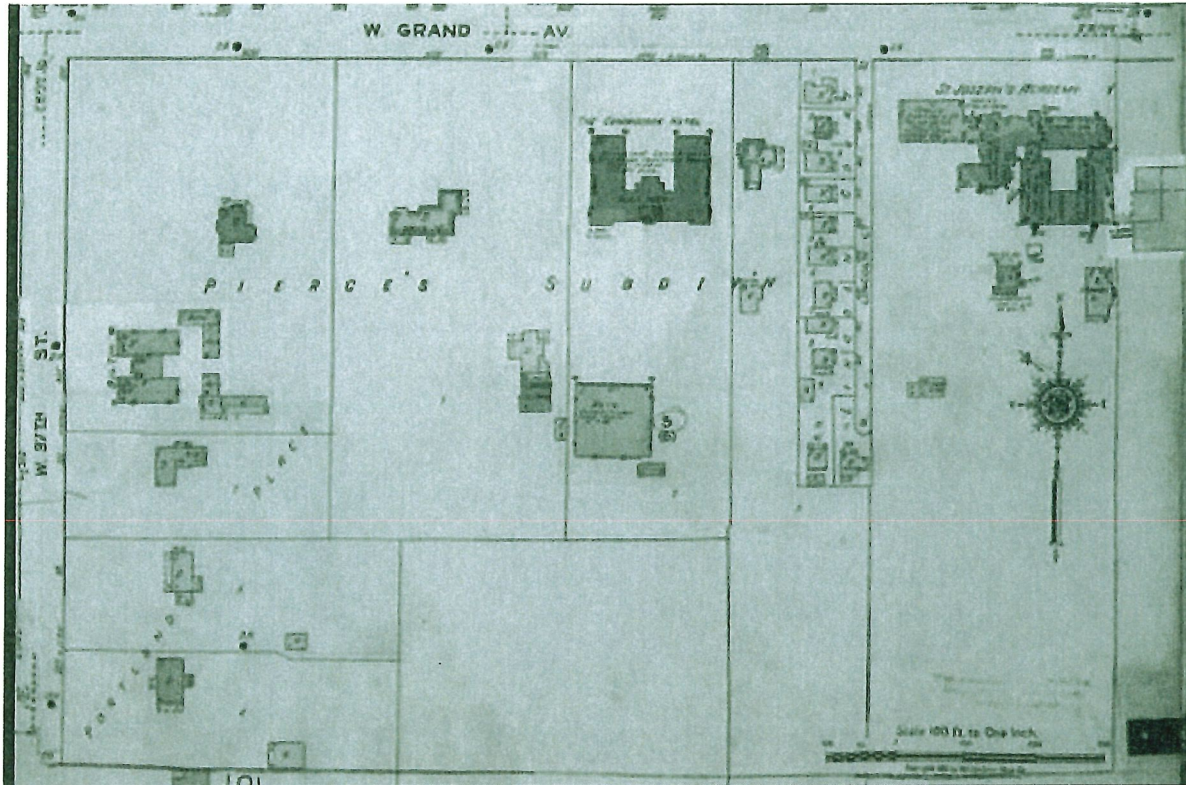
W. A. SPURRIER, JR. & CO.

Home Builders
SUITE 705 CROCKER BLDG.

Architects

First Mortgage Loans
PHONES WALNUT 3033-3034

In 1972, Des Moines University bought the surrounding land which also held St. Joseph's Academy (the all girls Catholic School which would later merge with Dowling). Please see the fire insurance map of the area dated 1950 for a good look at Lincoln Place Court. The 11 or so houses had numbers in the 300s and 400s (houses are colored yellow in this map).



As Des Moines University grew they most likely decided there were too many structural issues in trying to save St Joseph's Academy and they planned a Student Education Center for that space. The university started buying the houses on Lincoln Court in around 2002. This same year the City of Des Moines resurfaced Lincoln Place Court. Groundbreaking for the Student Education Center was in June of 2003 and their open house was in April of 2005. The last time houses were listed on Lincoln Court in the Des Moines City Directory was 2003.

In summary, Lincoln Place Court was established in 1915. They became neighbors with Des Moines University in 1972. In 1983, according to legal documents residents of Fagen Estate brought forth a lawsuit against Des Moines' zoning board due to what they felt was unlawful accommodation for Des Moines University's growth. Des Moines University, the zoning board, and neighbors reached an agreement in 1985. In 2000, Des Moines University was granted a zoning change from R-1 80 Single Family Residential to R-4 Multiple Family District to build Ryan Hall. Along with the zoning change DMU agreed to the limitation of further parking. In

2002 Des Moines University bought homes on Lincoln Place Court to build their student center. They completed this student center in 2005. In 2018 Des Moines University petitioned the zoning board for additional parking and it was publicly noted that they had bought multiple homes on 31st street. The zoning board voted unanimously in January of 2019 to deny the University's rezoning request.

Research for the above information was assisted by librarians at the Iowa State Historical Society, Des Moines University Library, and Des Moines Central Library.

Mark Quiner
119 34th Street
Des Moines, Iowa 50312

Jan 21, 2021
City of Des Moines Planning and Zoning Commissioners
C/O Bert Drost, Erik Lundy
1551 E. Martin Luther King Jr. Parkway
Des Moines, Iowa 50319

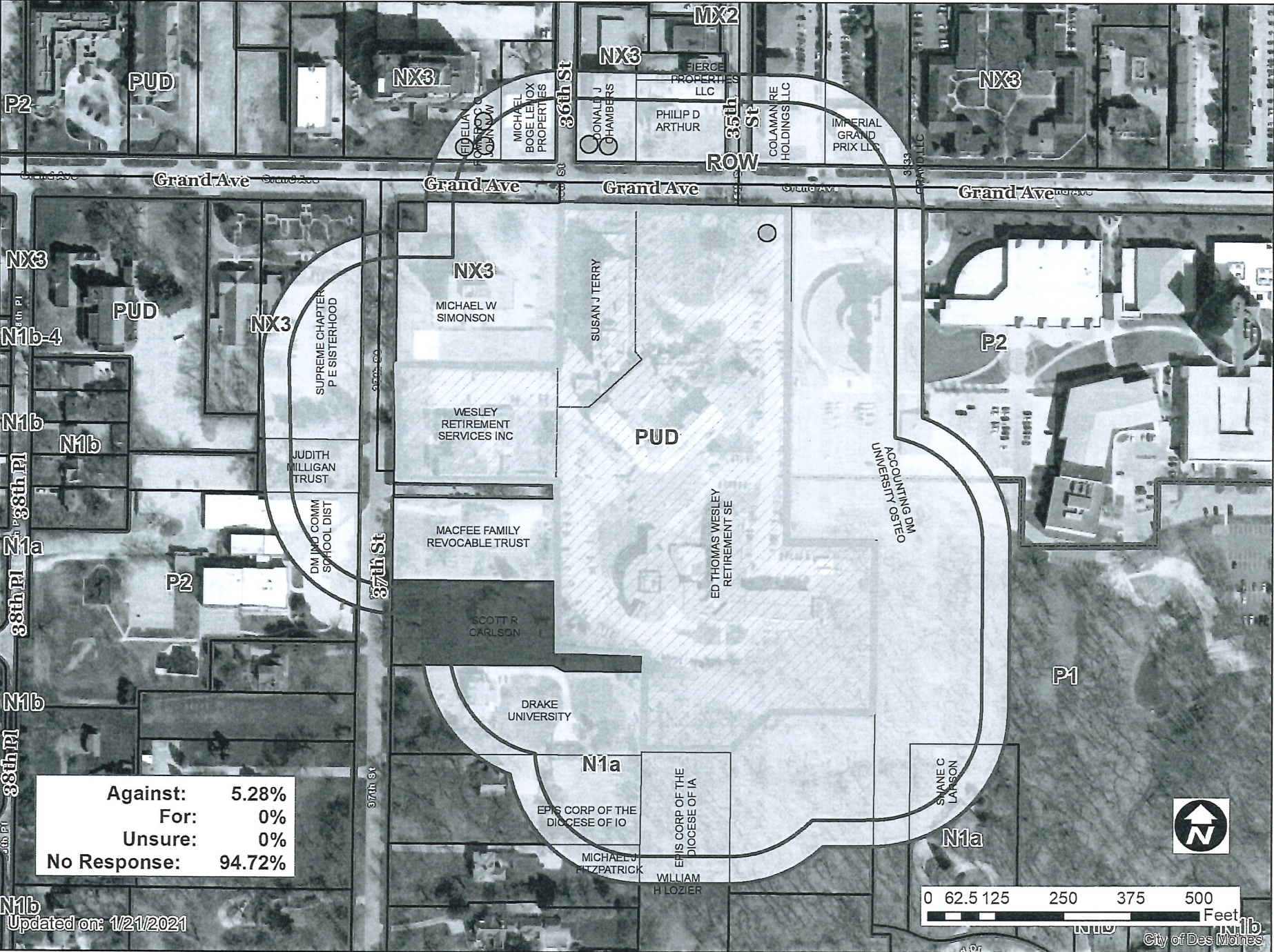
My name is Mark Quiner and I live at 119 34th Street, Des Moines Iowa, 50312.

I am speaking in opposition to Wesley Acre's proposed PUD amendment. If I could summarize the nature of my opposition it is simply that we have another situation where a large organization wants to encroach on our neighborhood. Very specifically the addition on the western side of Wesley's campus will further encroach on 37th street residents, diminishing the character, and the value, of the homes on that street.

In December I attended a meeting at Wesley's Acre's headquarters with CEO Rob Kretzinger to discuss potential ways the neighborhood could work with Wesley. Wesley has been vocal about how they have been transparent and cooperative with the neighborhood in their expansion plans. Just because they have been transparent, does not mean that their plans are in the interest of the GHNA members. When we went to this meeting and voiced some concerns about the plans, Mr. Kretzinger went into a forceful monologue about how he has been cooperative, that Wesley Acres is an amenity to the neighborhood, and that they will close their campus if they are blocked from expanding. Wesley is seeking to hold our community hostage with threats of closure to get what they want, even if it devastates private individual's most value assets: their homes. This conversation tonight is about economic loss.

Wesley's expansion plans will be a double gut-punch following a year where many people in our community have experienced significant hardships from COVID-19. Wesley only cares about residents of our neighborhood in-so-much as it impacts their bottom line. Beyond that, they are happy to bully their way into getting what they want. I am asking the city of Des Moines to take a hard look at what is being asked, and to put the economic needs of private residents over the economic needs of a tax-exempt business.

Mark Quiner
281-989-0260



28



November 23, 2020

Dear Wesley Acres Neighbors,

I am writing to let you know that WesleyLife will be going before the Des Moines Plan and Zoning Commission on Thursday, December 3, to seek approval for components of planned enhancements to our campus.

Typically, we would host a meeting to make you aware of the proposed improvements, but because people are being asked not to gather due to COVID-19, we are informing you via letter.

At the December 3 meeting, the Commission will consider our request to approve an amendment to our Planned Unit Development Conceptual Plan. This amendment will deal primarily with enhancements to our well-being programming, upgrades to our culinary experiences, restoration of the Chamberlain Mansion, and landscaping expansions.

The high-level details of our proposed master plan for Wesley Acres are included in the attached documents.

We are happy to address questions or concerns. Please feel free to reach out via email at WesleyAcres2020PUD@wesleylife.org, or leave a voicemail at (515) 252-5398 that includes any questions or comments you have about the project. We will respond by November 30, and will provide copies of those responses to the City of Des Moines for its records.

Thank you, and I wish you and your loved ones a safe and healthy Thanksgiving.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rob".

Rob Kretzinger
CEO, WesleyLife

Drost, Bert A.

From: Darren Schlapkohl <DSchlapkohl@wesleylife.org>
Sent: Monday, November 30, 2020 3:46 PM
To: Neighborhood Meeting
Subject: WesleyAcres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please find our only written response and answer to our neighborhood correspondence. Thank you.

Get [Outlook for iOS](#)



Darren Schlapkohl
Vice President of Development
& Construction

Address: 5508 NW 88th Street
Johnston, Iowa, 50131
Office: 515-252-5398
Cell: 515-864-6970
Email: DSchlapkohl@wesleylife.org



WesleyLife Confidentiality Notice: This e-mail message is for the use of the intended recipient(s). If you are not the intended recipient, please do not read, copy, or use it, and do not disclose it to others. Thank you.

From: Darren Schlapkohl <dschlapkohl@wesleylife.org>
Sent: Monday, November 30, 2020 10:02:13 AM
To: Jeffrey Stahl M.D. <wdmgi@yahoo.com>
Subject: Re: planned "enhancement" to the campus

Dr. Stahl

Thank you for reaching out to us to share your concerns with the parking area that is conceptually being planned to expand an additional 11 spaces adjacent to the Bolton and 37th Street.

While this submittal to the City of Des Moines that you received is being presented at this time only to make adjustments to our existing PUD it is a great opportunity for us to get a feel for the areas that we need to pay attention to during the site plan development phase and in this case the landscaping plan.

You may not be aware of this, but Wesley Acres has had a challenge with adequate parking for many years due to our mission to be a strong asset for the neighborhood.

This includes our "Well Ahead" program that is focused on keeping people active and healthy by using our wellness amenities while living in their own homes. We also have one of the most robust activity programs that brings many interesting people, organizations, and events to the community that are often open to the neighborhood to attend. Further, our campus is utilized as a location for many outside meetings such as the district voting location, PEO meetings, civic organizations, birthday/anniversary celebrations, Greenwood neighborhood association meetings, Drake Universities Ray Society seminars, and a number of other events.

As a result of being an open and inviting community resource, it has placed pressure on our parking situation. Having said that, we will carefully look at your area of concern as we further develop these plans over the next few months. Thank you for your feedback.

On 11/29/20, 3:43 PM, "Jeffrey Stahl M.D." <wdmgi@yahoo.com> wrote:

CAUTION: This email is not from within WesleyLife.

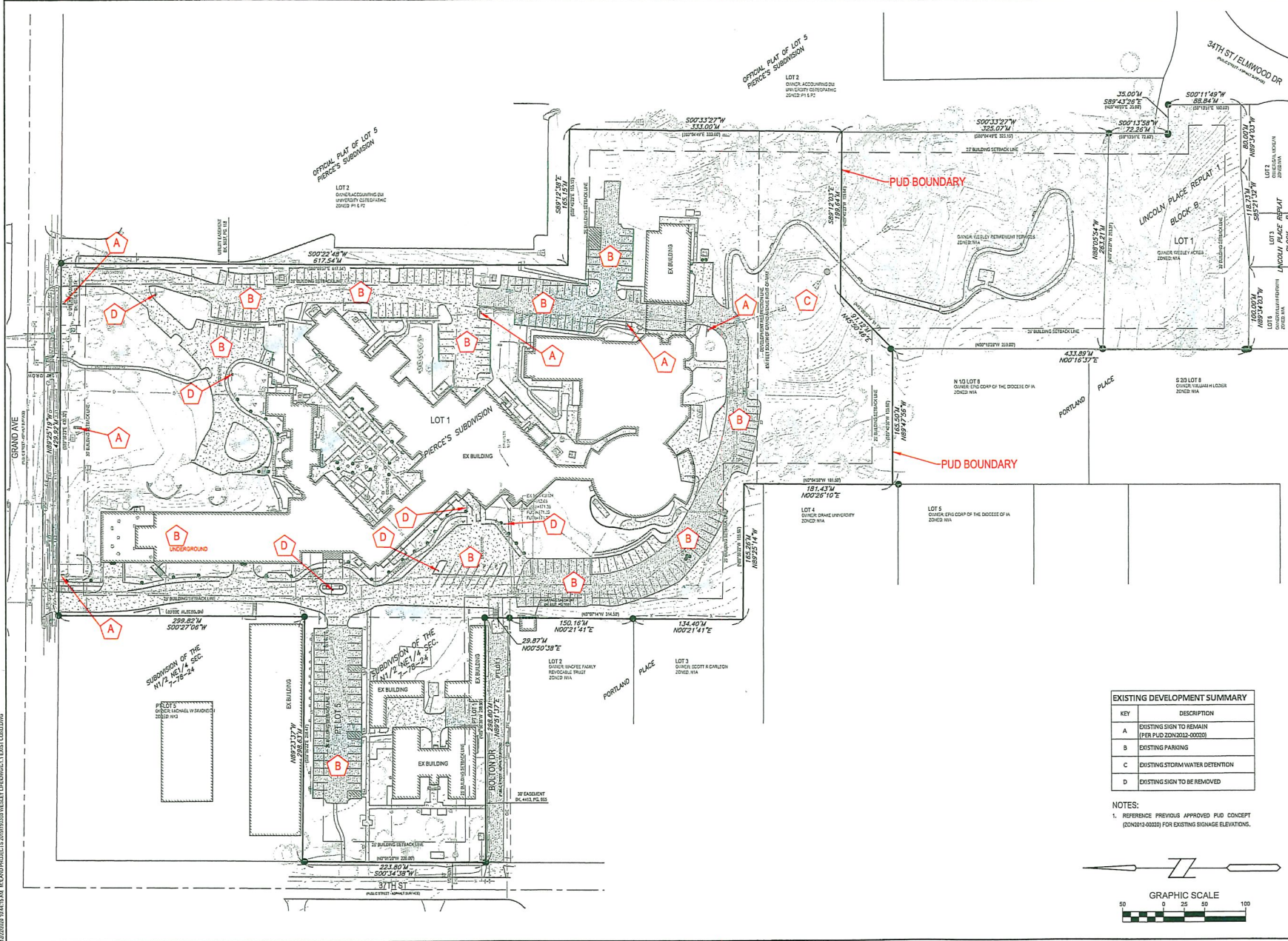
Only click links or open attachments you know are safe. Please send as an attachment all spam/phishing and unusual emails to helpdesk@wesleylife.org for review.

- Helpdesk

I have sent my "not in favor" card to the Plan and Zoning Commission. I do not see how this will be an enhancement to the lovely 37th Street, where we lived until moving to 3663 Grand some years ago. From the site plan, it looks like cars will be right up to the sidewalk. Since no details about any landscaping to hide it were given, and there really doesn't seem to be room for any, I assume a parking lot will be in full view. On its face, this is really unacceptable in a residential neighborhood, something I would think you would be more sensitive to by now. You need to learn to be less aggressive neighbors.

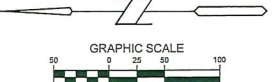
J.D. Stahl, M.D.

00



EXISTING DEVELOPMENT SUMMARY	
KEY	DESCRIPTION
A	EXISTING SIGN TO REMAIN (PER PUD ZON2012-00020)
B	EXISTING PARKING
C	EXISTING STORMWATER DETENTION
D	EXISTING SIGN TO BE REMOVED

NOTES:
1. REFERENCE PREVIOUS APPROVED PUD CONCEPT (ZON2012-00020) FOR EXISTING SIGNAGE ELEVATIONS.



WESLEY ACRES PUD
PUD CONCEPT PLAN

REFERENCE NUMBER:
DRAWN BY:
EVM
CHECKED BY:
DBB
REVISION DATE:
2020-10-24 CITY SUBMITTAL
2020-12-23 CITY SUBMITTAL
PROJECT NUMBER:
190388
SHEET NUMBER:
C1.1

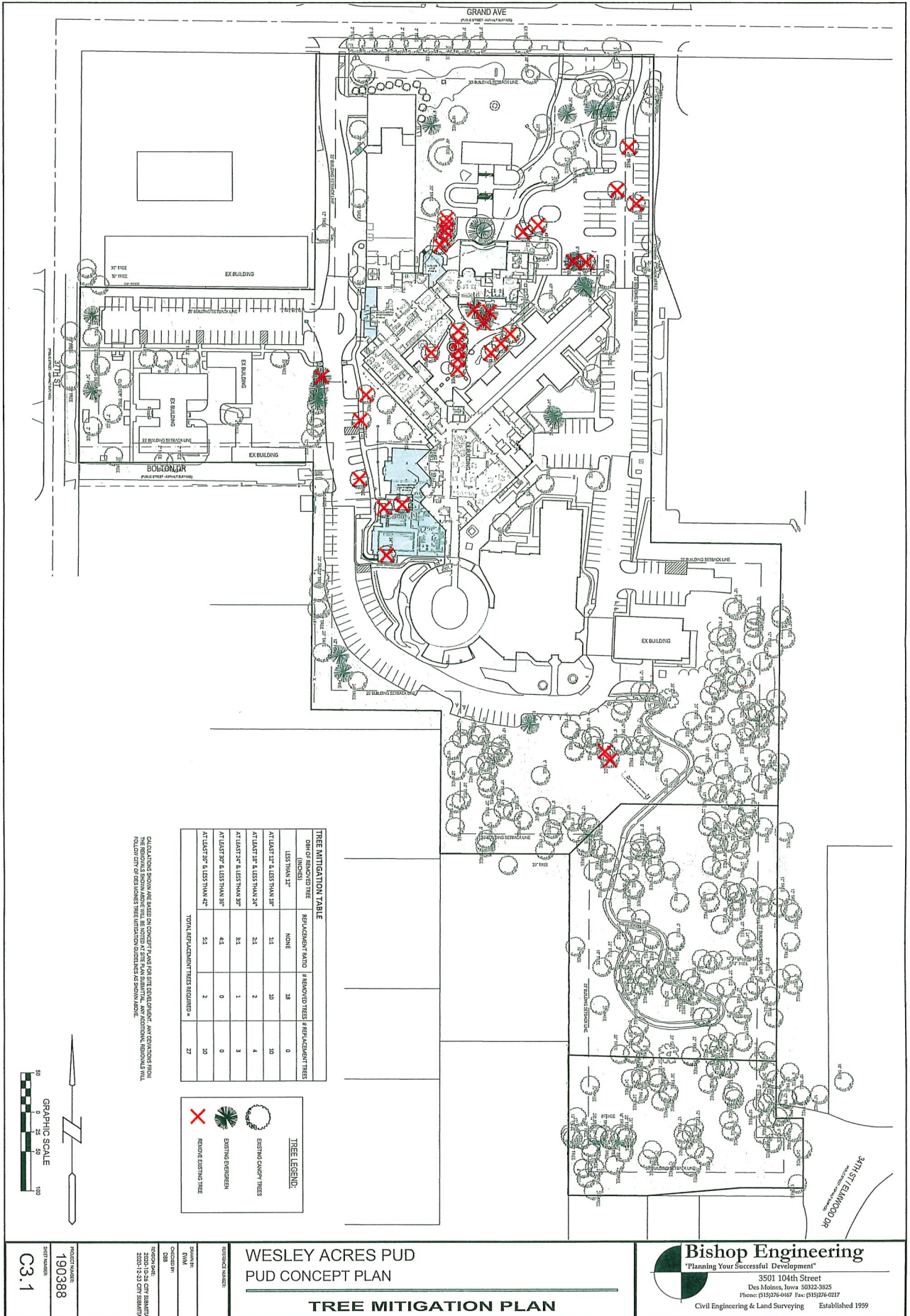
Bishop Engineering
Training Your Successful Development
3501 104th Street
Des Moines, IA 50315
Phone: (515) 274-4467 Fax: (515) 274-0137
Civil Engineering & Land Surveying
Established 1959

EXISTING CONDITIONS



PRELIMINARY- NOT FOR CONSTRUCTION

12/22/2020 10:45:16 AM M:\LAND\PROJECTS\2019\103183 WESLEY LIFEWORKS\3 TREE MITIGATION.DWG



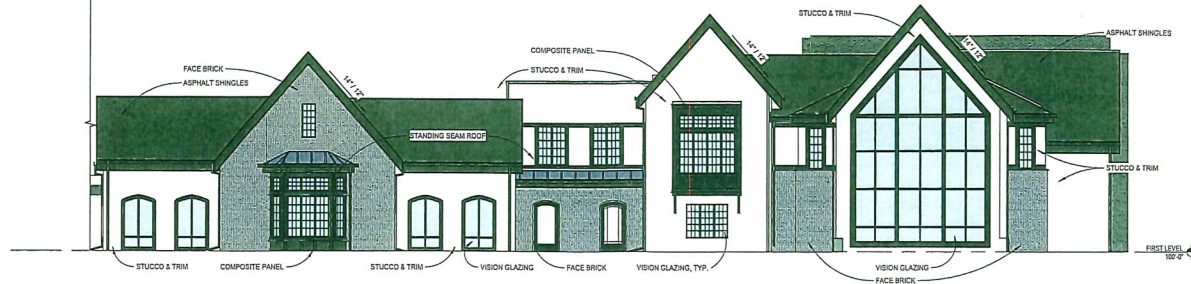
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PROJECT NO.	82748-20082
DATE	CRT
BY	CS, DR

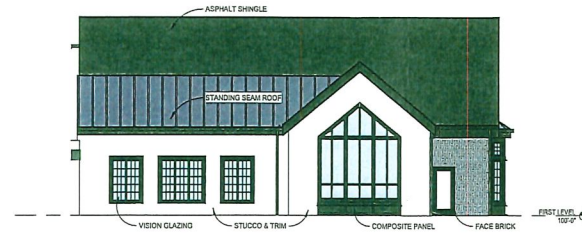
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A1

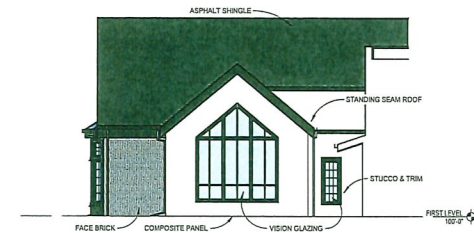
AUDITORIUM & WELLNESS EXTERIOR MATERIAL BREAKDOWN	
MATERIAL	PERCENTAGE
FACE BRICK	34%
STUCCO & TRIM	37%
COMPOSITE PANEL	5%
VISION GLAZING	25%
STANDING SEAM ROOF	5%
ASPHALT SHINGLES	95%



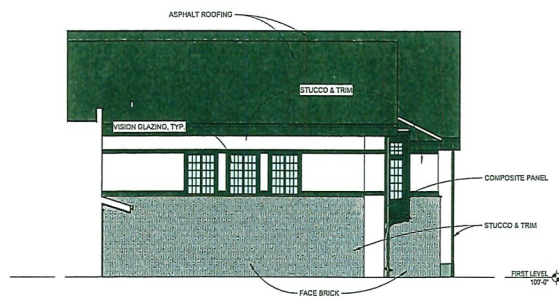
1 WEST ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



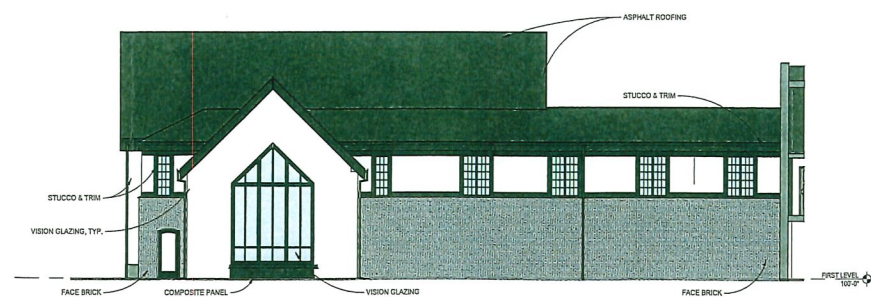
3 NORTH ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



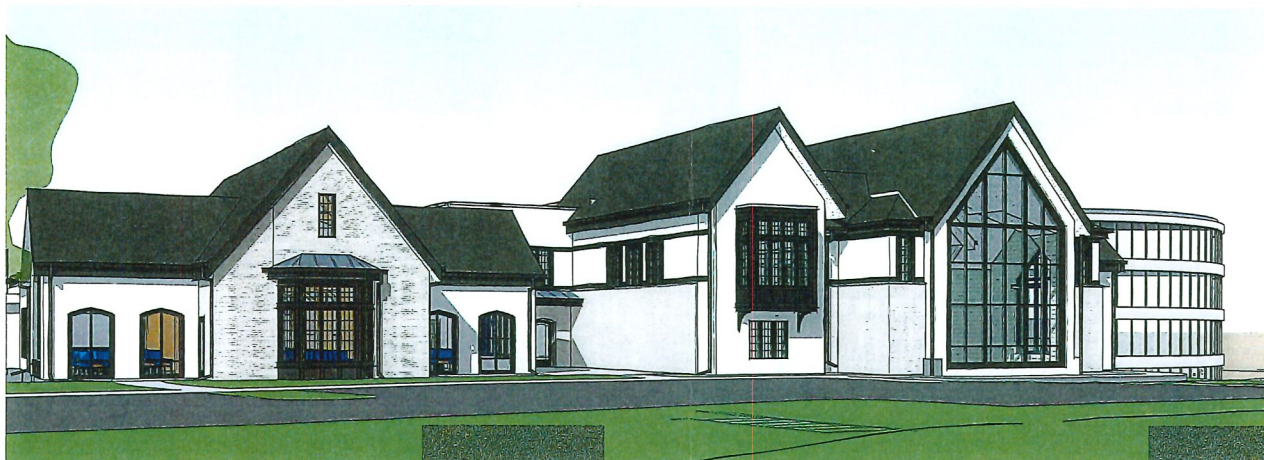
2 SOUTH ELEVATION - EXTERIOR COURTYARD
1/8" = 1'-0"



5 NORTH ELEVATION - EXTERIOR COURTYARD
1/8" = 1'-0"



4 SOUTH ELEVATION - AUDITORIUM & WELLNESS
1/8" = 1'-0"



1
A2 AUDITORIUM & WELLNESS NW PERSPECTIVE



2
A2 WELLNESS SOUTH PERSPECTIVE

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WESLEY ACRES
ADDITIONS AND
RENOVATION
DES MOINES, IA

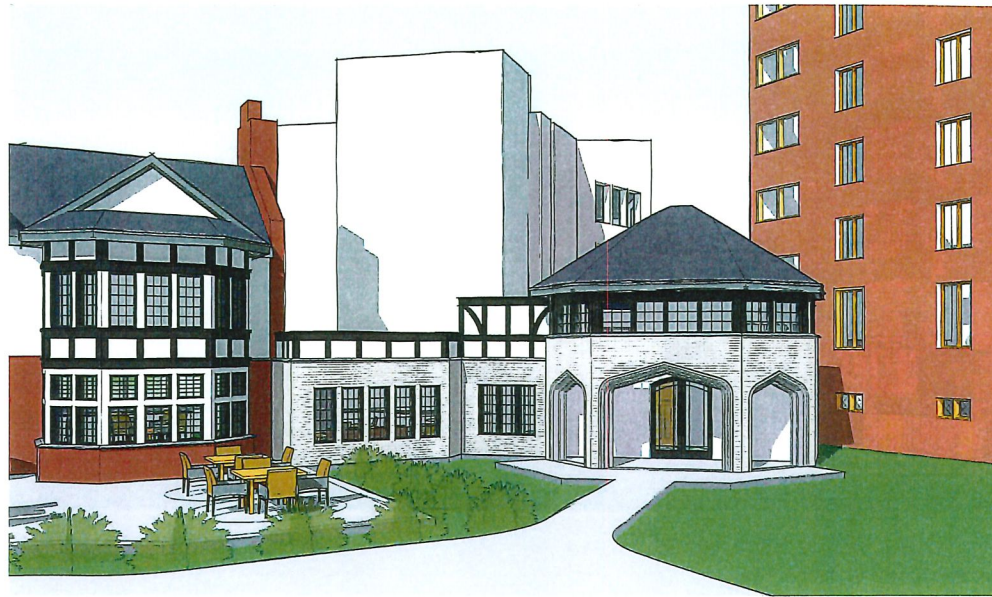
EXTERIOR
PERSPECTIVES

DATE	BY

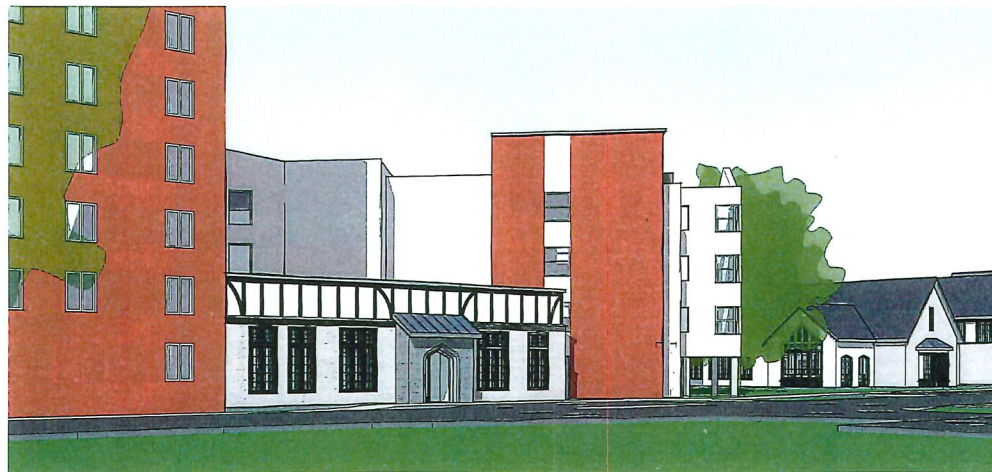
PROJECT: 82748-20092
DATE: CRT
DRAWN: CS, DR

SHEET

A2



1 MAIN ENTRANCE BY CHAMBERLAIN
A2.1



2 STAFF ENTRANCE
A2.1

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WESLEY ACRES
DES MOINES, IA

EXTERIOR
PERSPECTIVES

DATE: _____

BY: _____

FOR: _____

PROJECT: _____

LOCATION: _____

SCALE: _____

REVISIONS: _____

PROJECT: 82748-20092
DATE: CRT
DESIGN: CS, DR

SHEET

A2.1