

**McCroskey, Monica J.**

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**From:** Monic Coons <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 11:00 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please vote yes for the Franklin Junior High building project. It would be a substantial boost to the neighborhood.

3225 Hillcrest Drive, Des Moines 50310  
kmscoons512@yahoo.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Marshall Weeks <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:52 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I visited a similar location on a trip to Portland, Oregon which I believe the Franklin School project is modeled on. It was part of the neighborhood - there were families with children enjoying a free movie night, a busy restaurant, and live music. A property like the proposed Franklin Jr High would be a wonderful addition to the Beavertdale neighborhood, and to Des Moines in general. I urge you to support this addition to a growing, vibrant area of the city.

Thank you,

Marshall Weeke

2120 39th St  
marshall.weeks@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Wayne Belling <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:48 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I've looked at both sides on this issue and watched the meeting last month to hear the detractors and the positive benefits of this project. I feel that all the major concerns have been addressed and the benefit to the local area and the city is significant. Please support this Franklin Jr rezoning effort.

4223 161st St  
Urbandale IA 50323  
wsbelling@aol.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** DANIEL CHASE <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:48 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

This is a vitally needed component of Beavertdale. It preserves history as opposed to building another cookie-cutter apartment building, keeps ANOTHER empty building off the street while acting as a magnet for other businesses and developers to clean up all the OTHER empty buildings and run-down eyesores across the street, increases the tax base of the neighborhood, provides a diversity of services, and is forward-thinking. We need this sort of vision. I've worked with Jeff and have found him to be an enthusiastic supporter of the neighborhood and excited about the prospects of the growth.

If you're concerned about more traffic in the area, maybe it will slow down those who use Hickman as their own personal drag strip. How wrong would it be to put another light at 50th, widening the Franklin (maybe get rid of the potholes while you're at it? Parks and Rec. are putting in a new water park in Tower Park, and the entire area becomes a city-wide magnet.

Let's do this.  
Dan Chase  
515-669-8416

4515 Beaver Crest Drive  
musichase01@dwx.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Laura Irwin <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:43 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I am in support of this development. It will increase tax revenue, neighborhood options for entertainment, and jobs. Please consider supporting this project. It is a unique idea that will add to the neighborhood. These are the projects that will continue to set Beaverdale and NW Des Moines apart.

1724 Marella Trail Des Moines, IA 50310  
lbeth888@hotmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Megan Helmers <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:39 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I am writing to lend my voice in support of the Franklin Junior High rezoning. This project is in my neighborhood and will revitalize an empty building into a jewel of our community. This project is a huge opportunity for my neighborhood's culture as well as a major source of potential tax revenue, and I hope you keep the support of my neighbors and my family in mind when voting on this project.

2620 40th Dt, Des Moines IA 50310  
meganhelmers@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Ronnie L Hewitt <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:35 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Get busy and restore the old Franklin Jr High building

4201 Leonard Place, DesMoines 50310  
hewitt42@mchsi.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Amber Zylstra <amber.zylstra@gmail.com>  
**Sent:** Saturday, May 4, 2019 10:33 AM  
**To:** Cownie, Frank  
**Subject:** Franklin Junior High project

Hello,

I am writing to express my support of the Franklin Junior High development project. I am very excited about this potential project and the opportunities it would bring to that area and to Des Moines in general.

I hope you'll consider approving this project.

Thank you,  
Amber Zylstra



## McCroskey, Monica J.

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**From:** Kim Dewey <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:28 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Dear Des Moines Council Members,  
Please approve the Franklin Jr High revitalization proposal. Our area would benefit greatly by having this unique plan implemented.

When the building maintenance gentleman adopted from the cat & dog rescue that we volunteer with, we were provided an opportunity to tour the Franklin Jr High building. I was impressed with the size and opportunity we have here as a community to re-invest in an older building. Not to mention, I was amazed by the vision of the new owners.

Facts about the proposed project:

Some bullet points:

- Proposal includes 2 family friendly restaurants, 1 interior facing bar, soaking pools, gardens, boutique hotel, 2 live entertainment spaces, office space and a Montessori school.
- Gardens are being designed by Kelly D. Norris, an author, plantsman and the director of horticulture and education at the Greater Des Moines Botanical Garden.
- Boutique hotel will offer a unique "all-in-one" experience to travelers
- Will incorporate art from local artists
- Great opportunity to bring musical artists from all over the country for performances in either the small or large auditorium
- Development would create a vibrant business opportunity in an area of DSM that is seeing some neglect.
- In its current state, before revitalization, the building will bring in nearly \$400,000 in taxes. This large space has never collected taxes due to it being zoned as a church and school. THIS IS HUGE.
- Opportunity for historic renovation

Some misconceptions:

- Originally, the request included "Multiple Bars". This is not the case and the plans have been revised. There will be 1 bar, which will be interior facing. There will be satellite locations during large events, but these locations will not be open on a daily basis.
- The developer had a traffic study done, which came back clean. No additional traffic signs/lights are needed to handle the building's traffic/parking needs even if the building is fully activated. Once the project is underway, there are plans in the making to ease parking concerns. Additionally, please remember that Uber and Lyft are huge in this area and most people traveling to an event will choose to take that form of transportation.

Thank you for your time and consideration.

Warm regards,  
Kim Dewey

3008 48th ST, Des Moines, IA 50310  
kimberly\_dewey@yahoo.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Carol Crandall <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:23 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I request approval for rezoning for Franklin Jr. High. This is a wonderful venue for community activities and will enhance the city of Des Moines.

I have been there several times for events and we have a chorus that meets in this building weekly. It is a way to use the building to enhance the neighborhood and community overall. Please vote in favor of the rezoning.

Thank you.

Carol Crandall

5424 SW 16th Street Des Moines, IA 50315 rccrandall67@gmail.com

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Sent via form at franklinjrhigh.com

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**From:** Colleen Allen <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:23 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Dear City Council,

I am writing to you about the Franklin Junior High rezoning. I think it would be wonderful for the neighborhood and city to have such a multiuse space. I live in the Drake neighborhood within walking/biking distance to Franklin Jr. High and look forward to the possibility of enjoying restaurants, concerts, and/or events there in the future!

Sincerely,

Colleen Allen

colleenb86@yahoo.com

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Sent via form at franklinjrhigh.com

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**From:** Nina Richtman <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:18 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I support the development of Franklin Jr High. It would be good for our neighborhood and city. Thank you, Nina

1420 41st Pl Des Moines  
ninamoose@hotmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Jim Hufford <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:18 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Give this great plan a yes! Thanks!

jimet409@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** John Johnson <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:13 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I ask you to support and approve the proposed plans for Franklin Junior High. This is a well thought out proposal that will benefit our community. In multiple ways.

4100 Ovid Avenue  
johnaugustjohnson@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Bridget Godes <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:05 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please vote YES on the Franklin Jr High development project. This is a great plan that will help revitalize an area of Beavertdale and surrounding areas that really need some help right now. I reviewed the plan and have seen other concerned comments, but believe that these have been addressed appropriately. Not only will this bring in additional tax revenue, but new restaurants and events for folks to be able to bike and walk to. Our downtown is great and we need that investment in our neighborhoods as well. Thank you.

2012 35th Street  
bridgetgodes@hotmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Kalleigh Kroneman <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 10:03 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I have stayed in one of their properties in Oregon for my cousin's wedding. It was all inclusive and wonderful. I especially liked the soaking pool and the restaurant. It's a great idea for Beaverdale. Why leave the building empty paying now taxes? This new plan is wonderful and beneficial in multiple ways to the whole Beaverdale neighborhood.

1920 40th Place Des Moines  
kroneman@iastate.edu

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Sent via form at franklinjrhigh.com



**McCroskey, Monica J.**

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**From:** Ruth Kroeger <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:58 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Would like to see this approved. It would be a great addition to the community.

6457 NW 5th St, Des Moines, IA  
kroegerfamilycreations@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Kerry Moore Kroneman <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:56 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I encourage you to vote in favor of the Franklin Jr High project. I have stayed in one of their properties in Oregon and it was great. I loved the soaking pool. My niece was married there. It worked wonderfully to house all the family and guests and there was lots to do. It's a wonderful idea for Beaverville. Please support.

1920 40 th Place  
kronfamily@aol.com

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Sent via form at [franklinjrhigh.com](http://franklinjrhigh.com)

**McCroskey, Monica J.**

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**From:** Dori Lyman <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:53 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I encourage the council will approve the zoning for Franklin Jr. High. The plans for the building are really exciting and will hopefully be the beginning of revitalizing a neighborhood that is in need of it. The plans to bring this new concept to Des Moines will be great for the whole city! Please make this happen!! Thank you.

5210 Meredith Dr  
Des Moines, IA 50310  
dlyman@natesite.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Karen Fitch <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:46 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I wholeheartedly support the Franklin Junior High project! I live within walking distance and feel that this project will help revitalize Fanklin Avenue and the entire northwest side of Des Moines. Please, city council, vote YES! for this wonderful project!

Karen Fitch

1910 55th St  
karenfit@msn.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Jen Schneider <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:45 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please vote to keep

6918 nw 4th st  
Ankeny IA 50023  
j.lynnshneider@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Susan Pundzak <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:41 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I fully support the plans for Franklin Junior High. I've talked with people who have visited similar projects in other parts of the country who have been quite impressed with what they've seen. Des Moines needs to attract people to the neighborhoods to compete against the suburban drain on our population. This would certainly be an attraction and would also let out of town travelers know about Beaverdale and Des Moines. It will certainly fit many demographic groups with the number of activities it will house. Please add to our tax rolls and vote positively for the development of Franklin Junior High.

2408 48th Place  
suspun45@q.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Erica Van Weelden <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:40 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please support the zoning for Franklin Jr High! The developers/owners have already done so much to improve the neighborhood. They showed immediately they were invested and listening to the community when they nearly instantly implemented the concrete barriers and no trespassing signs to help keep the awful car clubs from racing into and out of that big empty parking lot as they did all summer 2 summers ago when the building sat empty. We need revitalization to Beaverdale, the gem of North Des Moines!

2200 46th St  
ericavw720@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Rainbeau Gorsuch <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:35 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

This is an amazing opportunity to support the arts in Des Moines! What a great tool to utilize with the loose of a lot of arts in schools now. I'm all for it!

3303 E 8Th St  
rainbeaug@gmail.com

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Sent via form at franklinjrhigh.com



**McCroskey, Monica J.**

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**From:** Diann Jenison <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:35 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I believe that the old Franklin Jr. High project will be amazing, and bring a much needed tax revenue to the city. We can't just continue to expect homeowners to handle increase property tax, so that the city and survive. We have an opportunity here...so go with it. Please give the project a green light...let's allow Des Moines to grow up and continue to shine.

Keeleaf@aol.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Sue Anderson <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:31 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please consider passing this proposal. This neighborhood is in transition from retired original home owners to young professionals buying their first homes. This unique opportunity will bring new life to the area.

2520 48th pl  
anderson.sue.a@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Liz Ackley <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:30 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please approve the request to turn Franklin Jr High into a hotel with multi use. I lived in Beavertdale from 1990-2015 and still go back frequently for my family who live on Raymond Drive. Due to the sizes of homes in Beavertdale, it is challenging for my parents to house all of my Siblings and extended family. This would be a great opportunity to stay close to home so we can enjoy the Beavertdale restaurants and night life. My siblings and I typically come back at least once per quarter.

In addition, - that area is in dire need of revitalizing. When I was growing up there was the school, hospital and a gym and of course the library. While the library is wonderful after the upgrades, all of those other buildings are fairly empty - this has a direct impact on the property values of those that live around there.

I feel this should be a slam dunk and am confused why the city council would even be considering not approving this.

Thank you,

lizackley@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Amy Schultz <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:28 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I hope and pray that the rezoning request will be approved so that the proposed plans for Franklin jr high can go forward! Please consider approving their plans!

For the last several years, our dance studio in Saylorville has struggled to find a viable option to hold our annual recitals. Multiple venues are too small. Some venues won't allow certain props that are needed in a dance recital. Last year and this year, we ended up in Ames as we exhausted options in Des Moines! Quite a few families from Indianola attend our Saylorville studio and a recital in Ames means a ridiculous amount of diving back and forth (Indianola to Ames multiple times) for these families. In addition, the only date available this year was Memorial Day weekend! Bleh! We LONG for Des Moines to have a large enough venue with plenty of parking and a great location! The Des Moines Metro NEEDS more theatres!

In addition, after serving as a landmark in the Franklin Ave neighborhood so so many years, it will be so wonderfu and heartwarming! to see that this building will be updated and will continue to serve, not just the Franklin Ave community, but the entire city for years to come!

franklin@stuff.mailcan.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Sara Henderson <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:28 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

This project is so forward thinking and will be so good for the community. It will bring new visitors to the area, it will give community members a place to hold events and activities, it will bring revenue, it will build awareness, it's just a smart thing to do.

400 franklin  
sara@makeandcurate.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Jaime Lang <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:25 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please support Franklin Junior High! It would be so great to have an attraction that's not downtown and not way out in West Des Moines or Ankeny. I think it would be a big reason people stay in or move to the area- especially younger people with families. Thank you!

Jaime

1600 44th St  
jaimemlang@gmail.com

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Sent via form at [franklinjrhigh.com](http://franklinjrhigh.com)

**McCroskey, Monica J.**

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**From:** Amy Risius <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:17 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Hello. I'm writing in full support of the redevelopment proposal for Franklin Jr High. I live just a few blocks away and think this would be an outstanding opportunity for the neighborhood. I am asking for you to vote yes for the re-zoning so the neighborhood can thrive and provide opportunities for all of us who live nearby. Thank you!

3600 49th St  
Des Moines IA 50310  
risius.amy@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Stephanie Weisenbach <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:12 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please support the rezoning of Franklin Jr High. Repurposing former school buildings requires an innovative, community-oriented approach and this proposal reflects that. We don't need to see another historic building torn down. It will be an attraction and amenity for the broader community and region. We should support more commercial development around Franklin Ave, and the proposed new use can also bring more visitors to Tower Park after those improvements are complete.

1517 61st St, Des Moines  
stephaniew50310@gmail.com

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Sent via form at franklinjrhigh.com



**McCroskey, Monica J.**

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**From:** Rachel Weeks <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 9:12 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Proud Beaverdale resident here! I fully support the rezoning of Franklin Jr. High. You should, too.

I am excited to fill this empty building with purpose. Having visited similar establishments in Portland, I would be delighted to have something similar in my own neighborhood. There is an excited buzz all throughout the community about this project. We want this to happen!

Please vote yes to this unique establishment.

Thank you,  
Rachel

2120 39th St  
Des Moines, IA 50310  
rroutier1@gmail.com

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Sent via form at [franklinjrhigh.com](http://franklinjrhigh.com)

**McCroskey, Monica J.**

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**From:** Jean Swanson <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 8:58 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I think this will be a great addition to our neighborhood and am 100% behind the project.

3612 48th Place  
DM 50310  
swanson515@aol.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Anna Horvath <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 8:51 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I have owned a business in Polk county for 20 years now, having met with Jeff the owner of this project I see how it will greatly impact my business for the better in the future. We will be able to use the performance space multiple times a year instead of leaving the county to go to other larger venues. Please approve this space - what an amazing thing to bring to our community!

1380 NE 66th Ave  
Des Moines, IA 50313  
graceballetoffice@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Missie Sue Neal <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 8:46 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Franklin Jr high is amazing place! The zoning ideas will bring so much to Des Moines. Please consider rezoning them.

1931 E. 28th St.  
Dsm, Ia 50317  
missiesueneal@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Estela Villanueva-Whitman <admin@franklinjrhigh.com>  
**Sent:** Saturday, May 4, 2019 8:45 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I am writing in support of rezoning the Franklin Junior High School site to PUD. I have been a homeowner in Waveland Park since 1995 and actively involved in the neighborhood. I served as a member of the Waveland Park Neighborhood Association and the Friends of the Franklin Avenue Library during its renovation process, so am familiar with redevelopment projects in the neighborhood.

I am excited to see a new use for Franklin Junior High and was fortunate to participate in the Stelter Company's two-day annual meeting at the site in January 2019. What a fantastic facility it is and will become! It retains the history of the school, while also providing diverse opportunities for new business, and fills a great need for more meeting space in the area. Instead of demolishing buildings like this, the developers are embracing its history and building upon it.

Activities at Franklin Junior High are already re-energizing the neighborhood, as a number of political candidates have chosen the facility for their meet and greet sessions. (I attended one of those at Franklin, as well.) The developers have also offered the public a chance to see inside through open houses, and as a bonus, are not asking for tax incentives.

I encourage you to move forward with this plan, which will continue to open doors for people throughout the metro area to see what a gem this neighborhood and the project is.

1121 44th St., Des Moines, IA 50311  
iowhit@msn.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Tim Hinchliff <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 4:31 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I have been the Site Coordinator for the AARP TaxAide group who have been doing free tax preparation for elderly and poor three days a week during tax season for the last 10 years at the Northwest Community Center. This year, the Northwest Community Center told us that on Fridays the classroom would not be available for us to use. Hence, we faced the predicament of where we could go to do tax preparation on Fridays to meet the need for free tax service for the part of the city served by the Northwest Community Center. Fortunately, we found Jeff Young who generously allowed us to set up space at the Franklin Junior High building. We were shown about the building and allowed to select the rooms in the building best suited for our needs and the needs of our clientele. They provided tables and chairs plus the freedom to use those rooms whenever we desired.. Jeff's willingness to offer free building space was a significant benefit to this area of Des Moines. We serviced more than 450 tax families this year. This made me realize how this new plan for Franklin Junior High could be a very important benefit to Des Moines.

3503 48th Street, Des Moines, IA 50310  
tahinchliff@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Nancy Tegeler <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 1:52 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I hope to see Franklin Junior High rezoned to allow for multiple uses. We need this in the neighborhood to keep it vital. We need to keep tax dollars in the city instead of all going to the suburbs or our city will deteriorate. I want to keep living in Beaverdale, I grew up a block from Franklin and want to continue to live in an older neighborhood. Hats off to the developers who are willing to invest in our city and have a vision for a restaurant, bar and hotel! We need this!! Thank you.

1345 41st St. Des Moines, IA 50311  
arcnt@mediacombb.net

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Kathleen L Hurley <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 1:14 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

My non-profit 501(c)3 dance organization is looking to hold family-friendly events including dance classes and performances in the Franklin Jr. High Building. I understand it is not currently zoned for that activity, but I would like to write in support of the building's owner, Jeff Young, and his endeavors to bring arts groups to the building. Not only will the arts groups such as mine benefit from a shared space but we will have rich cultural opportunities to share with the community.

Kathleen Hurley

300 6th Street  
hurley.kathleen@gmail.com

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Sent via form at [franklinjrhigh.com](http://franklinjrhigh.com)



## McCroskey, Monica J.

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**From:** Jeff <jeff@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 12:57 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Cc:** Delafield, Phillip M.  
**Subject:** Zoning change for Franklin Jr High

Good afternoon:

I'm writing to thank those who've made time to learn about the Franklin Junior High project and what it will do for the City.

I'm also writing in advance of the May 20 hearing to share some details directly in response to questions we've received from a few neighbors:

- **We will have just one bar.** We are planning one bar facing the interior courtyard on the 2<sup>nd</sup> floor at Franklin Junior High. One bar, along with two restaurants, will serve neighbors and other guests every day. Occasionally, we want to host larger community events and would serve alcohol at a few additional locations on the sprawling campus, but do not be misinformed: we are not going to put five bars in Franklin Junior High.
- **We will not be loud.** As an indoor event venue that also hosts a school, office tenants and hotel guests, we will not be a noisy neighbor. All permitted indoor and outdoor sound will comply with the City's sound ordinance. The design of a patio along the commercially-zoned Franklin Avenue aims to serve neighborhood families. And our desire to host drive-in movies will use bluetooth technology to put the sound in cars and phones, not in the air.
- **We have plenty of parking** – As outlined in our PUD application approved by your staff and Plan & Zoning commission, we have ample spaces for our planned use. I expect there may be some occasional on-street parking during larger events, and we have a plan for how to make that easier for our neighbors.
- **Traffic won't be a problem** – The City's traffic study was clean; we are not going to overburden the neighborhood streets. On the contrary, we expect our tenants and visitors to bring the economic vitality described in your plan for the Franklin development node. In the words of neighborhood leader CeCe Ibson, "traffic is a good thing."

In fact, the vision for Franklin Junior High is to preserve history and build community. That's why it's especially important to note that we have been overwhelmed by community support. **All three adjacent neighborhood associations voted in support of the project, and City staff as well as your Plan & Zoning Commission recommend we get to work making this happen.**

For those who have yet to respond to my continued outreach: I'd really like to give you a tour of the campus and answer any questions you have about our plans. This is your opportunity to champion neighborhood development without the need for incentives, to fulfill your plans that support the quality of life and fiscal health of our city. We are making Franklin Junior High a vibrant place at the intersection of three Des Moines neighborhoods, and I welcome your call directly at your earliest convenience.

Thank you all for the attention to this project.

Jeff Young  
515-202-7277  
[Franklinjrhigh.com](http://Franklinjrhigh.com)

**McCroskey, Monica J.**

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**From:** Chris Goodale <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 12:28 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Dear City Council members - I am the executive director of Above + Beyond Cancer and we are planning to hold our annual Evening of Inspiration event at Franklin next spring. This event attracts 300+ people each year and is where we feature our documentary of the transformational journey our cancer survivors and caregiver took in the previous year. Franklin's "small" auditorium is perfect for our event and there are several areas that will work well for our pre-event reception.

We are also considering moving our office to Franklin from our current location in Valley Junction.

As a one-time resident of this area I welcome the fact the renovation plan that is in place for Franklin and hope you too will support their request to become a Planned Unit Development (PUD) allowing the school to be joined by restaurants, a bar, office and event spaces and a hotel.

1915 Grand Ave, Des Moines, IA 50309  
chris@aboveandbeyondcancer.org

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Sara Womacks <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 12:19 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I fully support the re-zoning of Franklin Junior High .

4812 76th St, Urbandale, IA  
sarawomacks@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Mari Wilson <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 12:11 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I just live a few houses down from "Franklin Jr High" . I feel it is important to the neighborhood and the area that this structure is utilized in a new and different way to bring money into this area. We do not need another large property sitting vacant. We need a venue that is modern and relevant use for the area. It is highly supported in the neighborhood and we hope you will help us make it a reality.

1624 48th St, Des Moines IA 50310  
dunners68a@aol.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Paul & Adele Schneider <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 11:31 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

We wanted to express our support for the rezoning of Franklin Junior High School to become a Planned Unit Development. It would be a great addition to the community, property values, and economy.

Kind regards,  
Paul & Adele Schneider  
adelenpaul@gmail.com

1620 37th Street  
Des Moines, IA 50310  
adelenpaul@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Joseph Thering <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 11:30 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

This space is versatile and is a community resource. The repurposing of large spaces like these should be pioneered so we can continue to create vital spaces around town that generate tax revenue; we don't want vacant, hard to maintain properties that can host miscreants.

2608 Allison Avenue, Des Moines, IA 50310 [jthering@gmail.com](mailto:jthering@gmail.com)

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Sent via form at [franklinjrhigh.com](http://franklinjrhigh.com)

**McCroskey, Monica J.**

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**From:** Peter Stevenson <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 11:21 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Hello Mayor Cownie and members of the City Council,

I encourage you to support the efforts of Jeff Young to transform the former Franklin Jr. High School into a multi-purpose venue. As the Executive Director of Civic Music Association, I see great benefit for the arts community and the citizens of Des Moines from this project.

Peter Stevenson

308 49th Street, Des Moines, IA 50312  
peterbstevenson@gmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Larry Anderson <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 11:17 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Thank you for supporting the vision for Franklin Jr High. We are grateful for the endorsement of so many, including all three adjacent neighborhood associations, City staff and the unanimous vote from the Plan and Zoning Commission last month.

I'm a proud alumnus of Franklin (1955) and am very glad to see its future secured by this project. I strongly urge you to support it by voting "yes" on May 20.

Thanks

3109 Meadow Lane  
larry@andersonmail.com

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Sent via form at franklinjrhigh.com



**McCroskey, Monica J.**

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**From:** Jan Reinicke <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 11:03 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please support rezoning for Franklin Jr High. Thanks.

Jan

874 Polk boulevard  
Jreinicke@live.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Sherri Hansen <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 10:45 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Please approve the rezoning of Franklin Jr High building to a Planned Unit Development. It will be a great asset to the area.

Thank You  
Sherri Blair Hansen

2110 Evergreen ave #15 Des Moines Ia 50320 Sherrihansen88@yahoo.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Rich Richmond <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 10:38 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Greetings,

As a life long Des Moines Resident and a former student of this beautiful school, It is vitality important to this neighborhood that this vision of Jeff Young be allowed to proceed. Jeff has a tremendous skill set and determination to transform this building into a modern day facility. His attention to detail and respect that he has speaks for it's self. These types of projects are popping up all over the US, but not in Iowa. Here is a golden opportunity to continue the advancement of Des Moines and all of it's spectacular charm. With no request of any funding or incentives from city, county, state or government and turning this into a property subject to taxation. This is with out a doubt a prosperous incentive for the City of Des Moines its citizens and visitors for decades to come. I strongly support this project and encourage the members of the City Council to embrace this.

Respectfully,  
Rich Richmond

2317 33rd Street, Des Moines, Iowa 50310 rrichmond77@hotmail.com

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** Molly Topf <admin@franklinjrhigh.com>  
**Sent:** Friday, May 3, 2019 10:18 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Dear Mayor Cownie and Des Moines City Council,

I'm writing today on behalf of Iowa Youth Chorus, celebrating 38 years of making beautiful music in the Des Moines area and central Iowa. We currently serve 300 children Kindergarten through high school. 75% of these children are low-income and in at-risk communities and served through after-school programming at no cost to the students. In addition to our Metro locations, this year IYC has served 8 schools and community partners at: Howe; King; Garton; Monroe; Riverwoods; Samuelson; and Oakridge Neighborhood Services who have benefited tremendously from the choral experience - learning about different kinds of music and techniques, traveling and performing in choral workshops, and performing for hundreds of people.

As a non-profit with a tight budget, we were excited to learn about Franklin Junior High and all the many opportunities it has with regard to practice and performance space. We need many spaces for our various groups to practice, learn, and grow. We also need a new performance location as the location we have used for many years, First Christian Church (25th and University) is being sold. There are very limited affordable locations in the Des Moines area to do our large bi-annual performances. We are excited to move to a space like Franklin Jr. High as without them our space options are very limited and will be too costly.

We respectfully ask that you vote YES to allowing Franklin Jr. High to serve the greater DSM community with it's unique space and wonderful central location.

Best regards,  
Molly Topf  
Interim - Executive Director  
Iowa Youth Chorus

3520 Grand Avenue  
director@iowayouthchorus.org

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Sent via form at franklinjrhigh.com

**McCroskey, Monica J.**

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**From:** CeCelia Ibson <ibsonlaw@yahoo.com>  
**Sent:** Friday, May 3, 2019 10:05 AM  
**To:** Boesen, Connie S.; Cownie, Frank; Gatto, Joe P.; Gray, William S.; Mandelbaum, Josh T.; Westergaard, Linda C.; chris@dm.bbb.org  
**Subject:** Franklin Jr. High  
**Attachments:** franklin jr high resolution signed.pdf; zonig re franklin.doc

Mayor Cownie and members of the Des Moines City Council,

Attached please find a Resolution, passed unanimously by the Beavertdale Neighborhood Association board, in support of the Franklin Jr. High project. Also attached are comments I prepared and read from before the zoning board meeting on April 4, 2019.

Members of our board have worked closely with Jeff Young and his team, as well as with neighbors and business owners, to develop a comprehensive understanding of the project proposed and the views, concerns and opinions of neighborhood residents and businesses regarding the project.

Overwhelming, the theme has been one of enthusiasm for what the project will bring to our neighborhood, as well as an appreciation for the fact that the project will preserve and give new life to an historically significant building, the former Franklin Jr. High School. As you know, the site has already hosted a number of concerts and other events, including one for a presidential candidate which drew some 1400 people to our neighborhood.

Having lived in Beavertdale for more than 25 years (plus owning my own business here for nearly 10) and after many years of service on the Beavertdale Neighborhood Association, Beavertdale Business Coalition and Beaveertdale SSMID boards, I am thrilled with the opportunity this project presents. Not only will the various venues and activities benefit our current residents and businesses, the project will draw people into our neighborhood from elsewhere in the metro area and beyond. We are a vibrant, growing, urban neighborhood, committed to maintaining the traditions and history that distinguish us, while looking forward to the future. This project, in my view, combines the absolute best of both worlds.

On behalf of myself and our neighborhood association, I urge the member of the Council to vote favorably on the project at your May 20, 2019 meeting.

Thank you,

CeCe Ibson

CeCelia C. Ibson  
IBSON LAW FIRM  
2629 Beaver Avenue, Suite 3  
Des Moines, IA 50310  
(515)577-4589  
FAX (515)255-9916  
ibsonlaw@yahoo.com

Licensed in Iowa and Nebraska

President, Beavertdale Neighborhood Association

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**McCroskey, Monica J.**

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**From:** Elisabeth Clement <elisabeth.clement@hotmail.com>  
**Sent:** Friday, May 3, 2019 7:00 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

I am writing today in support of this project. Recently, I attended the Mayor Pete rally and was overjoyed at the crowd that came out for this event. It was wonderful to see people from all over Des Moines attend something in our beautiful neighborhood.

Over the 8 years I have lived in the Franklin neighborhood, I have come to love the area and want to see it grow and diversify. This project will do just that.

I would also assume that until recently, this property has been tax exempt and now it will not be. This is an opportunity for tax growth as well.

I humbly ask you to vote yes on this project. Our neighborhood needs to grow.

Elisabeth Jackson  
1914 53rd St  
Des Moines, IA

**McCroskey, Monica J.**

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**From:** Kk Veal <vealkk@gmail.com>  
**Sent:** Tuesday, April 30, 2019 5:59 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Re:

I urge you to "rezone".

On Tue, Apr 30, 2019, 5:57 PM Kk Veal <vealkk@gmail.com> wrote:

The Franklin Jr. High development is the perfect venue for what is being proposed. It's a huge structure and needs to be utilized. Have you any other offers that will encourage revenue and community involvement? The other choice would be to demolish a beautiful building that is part of Beaverdales history. I urge you to redone for the new project.

So sincerely,  
Karen K. Veal  
515/205-7494



**McCroskey, Monica J.**

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**From:** Kk Veal <vealkk@gmail.com>  
**Sent:** Tuesday, April 30, 2019 5:57 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.

The Franklin Jr. High development is the perfect venue for what is being proposed. It's a huge structure and needs to be utilized. Have you any other offers that will encourage revenue and community involvement? The other choice would be to demolish a beautiful building that is part of Beaverdales history. I urge you to redone for the new project.

So sincerely,  
Karen K. Veal  
515/205-7494

**McCroskey, Monica J.**

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**From:** Steve Stimmel <stim3004@outlook.com>  
**Sent:** Tuesday, April 30, 2019 4:17 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Jr. High Rezoning

Mayor Cownie and Council Members

As a neighborhood resident living four blocks from Franklin Jr. High for 34 years, and as an architect and member of the Beaverdale Neighborhood Association; I express my support for the rezoning of the Franklin Jr High property to a planned unit development. My support is based on the following:

1. **Historic preservation and sustainability:** The proposed PUD and proposed diversity of uses will address both by retaining and reusing historic resources.
2. **Building a larger tax base within the city limits of Des Moines:** This large property and the former hospital site across Franklin Avenue offer a timely, unique, and sizeable opportunity.
3. **Increasing density and walkability:** This proposed development will infill and activate largely underutilized space, provide attractive walking destinations, and connect the commercial node at Beaver and Franklin to the library/community center to the west.
4. **Neighborhood compatibility:** I believe that the increased value and opportunities that the Franklin Jr High PUD offers my neighbors, the City of Des Moines and me outweigh traffic and noise concerns.

Thanks you for your consideration.

Steve Stimmel, AIA  
2014 44<sup>th</sup> Street  
Des Moines IA

Sent from Mail for Windows 10

**McCroskey, Monica J.**

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**From:** Tom Bowen <tombowen@q.com>  
**Sent:** Tuesday, April 30, 2019 2:39 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Jr. High rezoning

Mr. Mayor,

I am in favor of rezoning Franklin Jr High as a Planned Urban Development.

The building is near and dear to my heart. My father, Wayne Bowen, spent most of his career there as a teacher, counselor and Vice Principal. My siblings and I attended school there. And I worked there as a city recreation leader - a job my father had before me.

The plans for the building would not only revitalize a neighborhood landmark, it would energize the neighborhood and help make Des Moines even more of a destination.

Thank you for your time. I would be glad to talk if you want.

Tom Bowen  
515-205-1771

P.S. My grandmother, Myrtle (Christiansen) Hohl, worked at Cownie Furs many years ago.

Sent from my iPhone

## McCroskey, Monica J.

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**From:** Bridgett Robinson <bridgettcumings@gmail.com>  
**Sent:** Tuesday, April 30, 2019 2:21 PM  
**To:** connie@connieboesen.com; Cownie, Frank  
**Subject:** Fwd: Franklin Junior High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

----- Forwarded message -----

**From:** Bridgett Robinson <bridgettcumings@gmail.com>  
**Date:** Tue, Apr 30, 2019 at 1:22 PM  
**Subject:** Franklin Junior High  
**To:** <LindaW@dmgov.org>, <+CColeman@dmgov.org>, <+fcownie@dmgov.org>, <+dirauh@dmgov.org>, <+billgray@dmgov.org>, <+joegatto@dmgov.org>, <+joshmandelbaum@dmgov.org>, <+connieboesen@dmgov.org>

To whom it may concern,

I received an email in regards to the future plans for Franklin Jr. High and I was encouraged to write to my city representatives to voice my opinion in support.

Unfortunately that is not something that I can do as I am actually against placing restaurants or bars in that location. I don't see it being any good to the general well being of the residents in that neighborhood to have a such a congested venue right in their front or back door. As a young professional, I find that area has a sort of budding neighborhood that is nostalgic in nature and has what all people love, that "Beaverdale charm" I am all for offering something new to attract others to enjoy such a space, but I don't think that we need to create an over modernized venue to this particular place in the neighborhood.

Many millennials such as myself enjoy this type of lifestyle as expected of downtown, but not where our parents, grandparents and growing families live and enjoy the slower paced and relaxed environment. I think potentially with any new venture, the local bars and restaurants will feel the pressure to change, some for the worse, in order to keep up with the competition and demand that the new venue offering these things will bring. Granted, competition is certainly everywhere but when it's at your front door, many smaller locally owned businesses may suffer as a result.

There have been promises made that there will be no noise, not a lot of bars, etc. put into Franklin Jr. High, but no one can guarantee that the amount of loitering, theft, public intoxication and other things that come along with such a venture are not going to increase. The police department is running thin as it is trying to keep the majority of the city safe and as it should be, without having to involve extra patrol of this area once things start to grow from just one or two bars, to concerts, drive up movies and more.

I hope that every voice is heard and considered, thank you for your time!

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Thank You,

Bridgett R.

**McCroskey, Monica J.**

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**From:** Bobbi & Joe <JOEANDBOBBI@msn.com>  
**Sent:** Tuesday, April 30, 2019 2:11 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Dear Mayor and Council Members,

We ask that you please support the proposed rezoning and redevelopment of Franklin Jr. High. We have lived in the Waveland Park Neighborhood for nearly 23 years and are enthusiastic about the plans for transforming this structure.

Although there is much to admire in the Franklin Jr. High project, we are particularly impressed with the developer's plans for the exterior of the property. The PUD application indicates that the developer plans to include 88,000 square feet of resilient gardens along 48th Street and Franklin Avenue. The concept pictures depict lush and beautiful gardens, the presence of which will not only soften the institutional facade of the existing building but will benefit the surrounding neighborhood as well. It is notable that the developer's team includes Kelly D. Norris, Director of Horticulture and Education at the Greater Des Moines Botanical Garden. Mr. Norris brings the experience and creativity necessary to accomplish this ambitious horticultural undertaking.

It is not often that a community gets to see a structure reinvented in such a unique fashion. One should not underestimate the momentum this project could generate and the opportunity it presents for revitalizing an aging neighborhood. We request that you please support the proposed rezoning for Franklin Jr. High. We thank you for your attention to this matter and for your service to the City of Des Moines.

Joseph Barron and Roberta Gilbert  
1503 48th Street  
Des Moines, IA 50311  
joeandbobbi@msn.com

**McCroskey, Monica J.**

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**From:** Marie Gernes <mgernes@gmail.com>  
**Sent:** Tuesday, April 30, 2019 11:18 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Local resident in support of Franklin Jr. High Project

Dear Mr. Mayor and Des Moines City Council Members,

I am writing to ask you to please vote in support of the redesign plans for Franklin Jr. High on Monday, May 20. I am a local resident, living in Ward 3 in the Waterbury neighborhood. I take my children to the Franklin Library multiple times a week, visit Tower Park often, and support locally-owned businesses in Des Moines as much as possible.

The Franklin Jr. High project offers such a unique opportunity to revitalize a huge property on the west side, bringing in so many urban planning principles for urban vitality: it will be a mixed-use asset to the neighborhood, will offer walkable options for dining, entertainment, travel, and for local residents, and could truly become a new urban destination. Saving a piece of midcentury architecture is a wonderful opportunity as well.

My husband and I lived in Denver for several years before returning home to Des Moines to raise our children. While we love Des Moines and are grateful for all the city has to offer, we have missed the bike-friendly, walkable neighborhood feel of Denver. Franklin Jr. High's redevelopment as a mixed-use urban destination could offer the kind of vibrant neighborhood hub that people love about cities like Denver, Portland, and Minneapolis. It could help to reinvigorate the entire stretch of Franklin Ave between 48th and the Library, which is currently not friendly to pedestrians or cyclists, and has several empty lots and parking lots. Imagine those blocks like Denver's RiNo or Highlands neighborhoods, instead of bleak concrete wastes of space. Des Moines residents want, and need, this kind of energy and investment in a diverse city's future in order to remain attractive to families and residents of all ages.

Thank you so much for your time and service to Des Moines, and for your consideration of this project.

Sincerely,  
Marie Gernes

—  
Marie Gernes

begin anywhere. (john cage)

**McCroskey, Monica J.**

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**From:** Mark Stringer <mestringer@mac.com>  
**Sent:** Tuesday, April 30, 2019 9:59 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High Rezoning Support

Greetings Council members,

I am a resident of the Franklin Jr. High neighborhood and want you to know that I fully support the proposed project for the site.

I encourage your to approve the rezoning request.

Thank you,

Mark Stringer  
1230 41st Street  
Des Moines, IA 50311  
(515) 277-7733

**McCroskey, Monica J.**

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**From:** ann.wieck@yahoo.com  
**Sent:** Tuesday, April 30, 2019 9:23 AM  
**To:** Cownie, Frank  
**Subject:** Vote yes to rezone Franklin Jr High

Beaverdale needs this!!!

Sent from my iPhone



**McCroskey, Monica J.**

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**From:** Andrea Johnson <ahjohnso80@gmail.com>  
**Sent:** Tuesday, April 30, 2019 9:19 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Gray, William S.; Rauh, Diane I.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

Hello!

I have lived in the Beaverdale area for almost 10 years now. And I have several friends who were born and raised in this area and moved back to this area.

This area needs something amazing like what Franklin Junior High wants to do. Most of the houses in the area are not huge homes, so when company comes, the only thing to do is have them get a hotel. But where is the closest hotel? It's either downtown or North Merle Hay and Johnston.

How awesome would it be to just be able to walk or have a quick bike ride to them? Or they would just have a short drive through neighborhood streets?

We pride ourselves in the Des Moines area for shopping local and eating local. And when you look at what these types restoration projects have done in other cities, what's more local than Franklin Jr High? Des Moines has so many cool things and why not add one more?

People long for nostalgia. How cool would it be to show your kids and grandkids, "Hey, this is where Grandma went to school or your Mom went to school here" while you're eating at the restaurant or staying in one of the proposed hotel rooms?

Please vote yes on May 20th.

Thank you!

Andrea Johnson

**McCroskey, Monica J.**

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**From:** Stanley Ethington <sethington@mac.com>  
**Sent:** Tuesday, April 30, 2019 8:07 AM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Jr. High Project

Council Members:

I am writing to offer my support for for the planned redevelopment of the Franklin Junior High project at 48th and Franklin. As a resident of the Roosevelt area, I think it would be great to have the opportunity to attend music events, support any restaurants, etc. that locate there and have a nearby hotel option for friends and relatives.

I've toured the facility within the last year and am impressed with the quality and condition of the property. I am also in strong support of commercializing the property and adding to the city's offerings as Des Moines continues to 'compete' with suburban expansion. Also, the property is unique and carries a lot of sentimental value to the thousands of people who attended school there, many of whom are still in the Des Moines area (my wife being one of them).

Finally, the diversity of venues and functions located at this site will be a tremendous boost to our city.

Thank you for your time,

Stan Ethington

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Stan Ethington • 1015 45th St. • Des Moines, IA • 50311  
M (515) 988-6242  
[sethington@mac.com](mailto:sethington@mac.com)

**McCroskey, Monica J.**

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**From:** Brian Bland <z3rdstr@msn.com>  
**Sent:** Monday, April 29, 2019 10:23 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Franklin Junior High

As a 40 year resident of the Waveland Park neighborhood and close neighbor to the Franklin Junior High site, I applaud the vision for the site. As I have seen the various changes to the neighborhood over the years, I believe this is a step to revitalize the neighborhood. Abandoned buildings such as the former Charter Hospital site are the start of blight for a neighborhood.

The vision for Franklin Junior High is not unlike other commercial businesses sites like Beaverdale, Franklin Plaza, University/Polk, University and 42nd, etc. These other locations are adjacent to residential housing, have restaurants and bars; and have had outdoor events.

With all the support of the three adjoining neighborhood associations, Zoning board, and neighborhood residents; it should be overwhelmingly supported by our elected City Council members.

Thanks,

Brian Bland  
1622 47th St.  
Des Moines, Iowa  
50310

**McCroskey, Monica J.**

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**From:** Natasha Drake <natashadrakegrants@gmail.com>  
**Sent:** Monday, April 29, 2019 1:44 PM  
**To:** Westergaard, Linda C.; Coleman, Chris; Cownie, Frank; Rauh, Diane I.; Gray, William S.; Gatto, Joe P.; Mandelbaum, Josh T.; Boesen, Connie S.  
**Subject:** Support for Franklin Jr. High Project

Greetings:

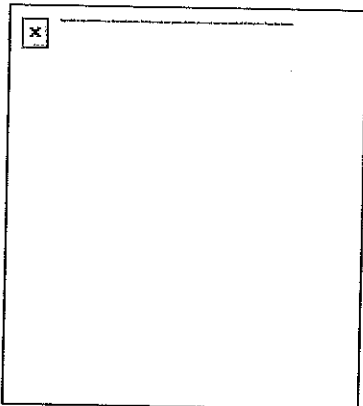
My name is Natasha Drake. I am a resident at 1618 57th Pl, several blocks from Franklin Jr. High. I am writing to voice my support for the proposed project to convert Franklin Jr. High into an entertainment/living/office complex.

I recently moved back to Des Moines after six years living in Denver, Colorado. This type of project will help put Des Moines on par with cities like Denver who offer residents unique and diverse entertainment, living, and work options in their local neighborhoods. Iowa struggles to keep young people like me in the state. This type of project will be highly attractive to younger generations in particular, helping to put a stop to the "brain drain" of college graduates leaving for more exciting opportunities outside of the state. Before purchasing my home on 57th Pl, I actually considered a home across the street from Franklin Jr. High. However, the vacant lot and associated problems kept me from purchasing in this area.

I strongly urge the council to support this project. I look forward to enjoying a short walk to food/entertainment and showing off how "cool" Iowa can be to my visiting friends and family.

Best regards,  
Natasha Drake

—  
**Natasha R. Drake**  
**Owner & Professional Grants Consultant**  
e: [natashadrakegrants@gmail.com](mailto:natashadrakegrants@gmail.com)  
p: 720/360-6601  
w: [www.natashadrakegrants.com](http://www.natashadrakegrants.com)



**McCroskey, Monica J.**

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**From:** James, Jr., Larry <larry.james@FaegreBD.com>  
**Sent:** Friday, April 26, 2019 1:59 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Jr. High

Mayor Cownie,

I've been retained by the owners of Franklin Jr. High to assist in the rezoning of the property. I've already reached out to Councilman Gray. All three surrounding neighborhood associations are in favor of the project and it has substantial support in the wider community.

As a former school and church, the property has never been on the tax rolls, which has already changed under new ownership. The project owners have calculated that upon completion, it would generate hundreds of thousands of dollars in additional property taxes per year.

My client is not seeking TIF or tax abatement. The City would benefit immediately.

This is an excellent example of how civic buildings can be repurposed. In addition, it would generate substantial economic activity along Franklin west of 48<sup>th</sup> Street, which is in dire need of reinvestment.

Please let me know when you would be available to meet to discuss the project.

Best,

Larry James, Jr.

*Partner*

larry.james@FaegreBD.com Download vCard  
D: +1 515 447 4731

**Faegre Baker Daniels LLP**

801 Grand Avenue, 33rd Floor | Des Moines, IA 50309-8003, USA  
Connect: LinkedIn

**McCroskey, Monica J.**

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**From:** Scott Bents <scott.c.bents@gmail.com>  
**Sent:** Monday, April 15, 2019 8:59 PM  
**To:** Cownie, Frank  
**Subject:** Please vote to rezone Franklin Junior High

Dear Mayor Cownie,

I live on 46th Street, between Franklin and Hickman. My wife and I bought our house because it was within walking distance to Flying Mango, Snookies, and (at the time) Dahl's. After our daughters were born in 2017, I became grateful for being able to walk to the playground at Perkin's Elementary and the Franklin Avenue Library, as well as bike to the Waveland Trail.

I've seen the proposals for Franklin Junior High, and visited during the open house. I'm excited about the project and the opportunity to revitalize the commercial district along Franklin Avenue. Please vote to rezone the Franklin Junior High property.

Thank you for your time,  
Scott Bents  
2015 46th St, Des Moines, IA 50310

**McCroskey, Monica J.**

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**From:** Rod Snavely <rsnavely@aol.com>  
**Sent:** Monday, April 8, 2019 12:04 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Jr. High

Dear Mayor Cownie,

I am writing to voice my support for the plans for Franklin Jr. High. I believe the mixed use plan for this property will fit well with the neighborhood and be a good thing for the area.

I am hopeful that you will also support this plan.

Rodney D. Snavely  
4411 Franklin Avenue  
Des Moines

*Rod Snavely*  
[rsnavely@aol.com](mailto:rsnavely@aol.com)  
515.494.3178

**McCroskey, Monica J.**

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**From:** Garrett Schmid <garrettsschmid@yahoo.com>  
**Sent:** Thursday, April 4, 2019 2:45 PM  
**To:** Cownie, Frank; Gray, William S.; Westergaard, Linda C.; Mandelbaum, Josh T.; Gatto, Joe P.; Coleman, Chris; conniebosen@dmgov.org  
**Subject:** Franklin Junior High Project

Hello,

I'm writing today in full support of the Franklin Junior High rezoning project. My wife and I lived in Beaverdale from 2010-2014 (only a couple blocks from the Junior High) and always wished the former school were utilized in a way that better served the community. We always saw the dormant building as full of potential and are excited that plans are being made to make the grounds active again and serve as a hub that the community can be proud of. My wife and I now live in Ingersoll Park with our two young boys, but we have gone to a couple events at the Junior High since it has changed ownership and have enjoyed every minute of being there. We hope that we can make many more memories at the facility and have the utmost confidence in Jeff Young and his vision.

Thank you for your time in reading this email.

Best regards,

Garrett Schmid

Sent from Yahoo Mail for iPhone



**McCroskey, Monica J.**

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**From:** Todd M. Stein <tmsoriginal@msn.com>  
**Sent:** Saturday, March 30, 2019 11:54 PM  
**To:** Gray, William S.; Coleman, Chris; Boesen, Connie S.; Cownie, Frank  
**Cc:** Todd M. Stein  
**Subject:** Franklin Jr. High rezoning

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mayor Cownie, City Councilman Gray, City Councilman Coleman & City Councilwoman Boesen:

As a property owner in, and citizen of, Des Moines, specifically the Merle Hay Neighborhood Association (just down the street from the Franklin Jr. High), I am writing you to encourage you to vote AGAINST any rezoning of that property/area which would include the allowable sale of alcohol (beer/wine and/or liquor). I am not anti-alcohol (I once owned a popular & successful sports bar and night club). I am simply against the sale of alcohol in a primarily residential area a few blocks from my (and other) family home(s) and so near multiple public and private schools. If the new owners of the Jr. High try to claim their business plans would be jeopardized by not allowing alcohol sales, I would remind them and you that they purchased the property knowing alcohol sales are prohibited at that address location and we citizens moved into our homes knowing there was no alcohol sales in our immediate neighborhood. According to Franklin Jr. High's new owners' plans, they not only want to open a restaurant (with possible bar service), but multiple "boutique" bars and even a brewery. Expecting families to suddenly accept multiple alcohol sales focused businesses within our established residential community is preposterous and could, potentially, lead to more people relocating to the suburbs outside Des Moines. Our infrastructure is already deteriorating in our neighborhood. Adding additional stress of traffic - not to mention the increased possibility of drunk and/or impaired drivers - to our residential streets is simply "asking for problems." Again, I strongly urge you as representatives of the people to be AGAINST any rezoning of the area which would permit the legal sale and/or brewing of alcohol in our neighborhood.

Respectfully,  
Todd M. Stein  
5031 Allison Avenue  
Des Moines, IA 50310  
515-707-4645 c  
515-255-0158 h  
TMSOriginal@msn.com

"If you don't have time to do it right, when will you have time to re-do it?" (attributed to both Albert Einstein & John Wooden)

-30-

**McCroskey, Monica J.**

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**From:** Rich Thimmesch <rmthimmesch@gmail.com>  
**Sent:** Thursday, March 28, 2019 3:23 PM  
**To:** Cownie, Frank; Gray, William S.; Mandelbaum, Josh T.; Coleman, Chris; Westergaard, Linda C.; Gatto, Joe P.; Boesen, Connie S.  
**Cc:** board@ciwe.org  
**Subject:** Franklin Park Junior High repurposing

Dear Sirs,

I am writing to encourage your approval of the Franklin Junior High rezoning.

The plans to repurpose the facility are creative and reactive to the needs of our community. This is an opportunity to repurpose an empty existing structure into a fantastic hub of culture and commerce. This area of Des Moines will certainly support and utilize all of the planned uses of the facility, and it will return a large area to the public tax rolls.

I am the Executive Director of the Central Iowa Wind Ensemble, and the board and I agree that the auditorium would serve as a perfect performance/rehearsal center with its seating capacity of 550. We are in talks currently to move our rehearsals and performances to this facility, pending on the passing of the rezoning.

Sincerely,

Richard Thimmesch  
Executive Director  
Central Iowa Wind Ensemble  
[Ciwe.org](http://ciwe.org)

**McCroskey, Monica J.**

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**From:** Erin Garity <egarity@gmail.com>  
**Sent:** Thursday, March 28, 2019 11:05 AM  
**To:** Cownie, Frank; Gray, William S.; Westergaard, Linda C.; Mandelbaum, Josh T.; Gatto, Joe P.; Coleman, Chris; Boesen, Connie S.  
**Subject:** Franklin Jr High

Greetings Members of Des Moines City Council,

I am writing in regard to the proposed plan for Franklin Jr High School as a new intersection of our community.

I hope you might lean towards this proposal in favor. Re-purposing historic buildings can be great for the vibrancy, culture, and economy of communities. Examples of this type of intersection of commerce, culture, and community can be seen in successful cities all over (two examples below)

[in Portland](#)

[in Atlanta](#)

The current proposal includes several of these facets (albeit at a scaled level to accommodate Des Moines). It proposes local artists, local gardens and education around horticulture, a boutique hotel, and an opportunity to attract entertainment from around the country to a unique venue (which Des Moines lacks currently), and is a great opportunity to catalyze a neighborhood that has been victim of neglect.

I'd like to see Des Moines continue the momentum that locals and outsiders alike are commenting on. Approving the Franklin School Multi-use project is a small part of that. It is a way to retain some of our population both in the neighborhood, Des Moines, and Iowa. Investing in our culture (to include entertainment and learning opportunities) is an investment in our people.

Thank you,  
Erin Garity

**McCroskey, Monica J.**

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**From:** Bill Nellans <bill@billnellans.com>  
**Sent:** Thursday, March 28, 2019 10:17 AM  
**To:** Cownie, Frank  
**Subject:** A Yes vote for Franklin Junior High Renovation

Mayor Cownie,

I would like to encourage you to approve the upcoming "Franklin Jr. High School PUD Conceptual Plan"

Thank You for you consideration.

Bill Nellans  
Photographer  
515-778-5452  
<http://www.billnellans.com/>

bill nellans  
photographer  
413 sw 8th street  
des moines, ia 50309

March 28, 2019

RE: Franklin Junior High repurposing

My name is Bill Nellans; I have been an advertising and commercial photographer here in Moines since 1980. What is that 39 years? Wow. Anyhow, I've had several studios over the years and I, personally am really looking forward to moving to Franklin Junior High. I want to be a part of this. It feels like it has the potential, if it is allowed to move forward and be completed with the vision in which it was initiated, to be a shining star and bring, I'm thinking national attention and credit to the city of Des Moines for understanding that sense of history and doing something modern to preserve and serve our communities.

In order to get a true perspective of what you have before you with this project, you have to look beyond just what is printed in the agenda. You have to look into the esthetic of the neighborhood. Think about the historical mandate, to do it in a way that honors the neighborhood. If you look to the McMenemy's projects, you will find that in Oregon and Washington State. They have done very similar renovations to many older schools with a similar model. The popularity of what they have done is huge. In so far as fitting into the community, with a historically accurate feeling of the school itself and how it anchored the neighborhood. The feeling is important for the people in the neighborhood. The idea that someone is getting married and they have their families stay right there, in this sweet little charming, esthetically pleasing neighborhood boutique hotel and have access to all the hospitalities, the park like landscape, the patios. The atmosphere is warm and inviting. Having the school and the non-profit music recording and educational programs like Girls Rock! Des Moines, The Young Artist's Theater and sports groups playing in the gyms, mix that with other small local businesses with offices down the hallway. There is a synergy. It sounds like my kind of community. Something I would love to be a part of.

Another point in favor of approving this plan is that the building has been well maintained and taken care of by the church that occupied it for the last 38 years. It is just sitting there anxiously waiting for this new breath of life. So I implore you to approve this plan and provide the opportunity for this wonderful dream project to move forward and come true. It will be good for everyone, for the neighborhood, the city of Des Moines and even, as a possible destination point for the entire state of Iowa.

Thank You!

515-778-5452

**McCroskey, Monica J.**

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**From:** kris olds <krisolds@gmail.com>  
**Sent:** Wednesday, March 27, 2019 12:56 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Junior High School

Greetings,

I am writing in support of the development of Franklin Junior High School and the surrounding areas. I recently moved to Beaverdale and one of the reasons we chose the neighborhood was because of quality of resources in the area. When I think about that space being developed to include a family friendly restaurant, soaking pools, gardens and other investments, I am really happy with our choice to move to the area. Des Moines has a tremendous art scene and any space that would allow their work to be displayed and demonstrated would be a welcome investment in the community.

As we currently stand, the space is just sitting there, encouraging folks to not care about it because it would seem that the city of Des Moines does not care about it. I have seen crime increase, to include a drive by shooting earlier in March. Right now, the space is not being respected nor valued and it is beginning to show.

In conclusion, I hope you will support the progress of developing the area around Franklin Junior High School. As a community member, nothing makes me happier than seeing the city invest in existing properties and develop areas of new growth.

Thank you for your time,  
Kris Olds  
--  
Kris Olds

**McCroskey, Monica J.**

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**From:** Katy Severe <katysevere@gmail.com>  
**Sent:** Tuesday, March 26, 2019 9:16 PM  
**Subject:** Upcoming vote on the rezoning of Franklin Jr. High Building

Dear Des Moines city council member,

My name is Katy Severe and I am writing to you on behalf of the upcoming vote for the rezoning request of the Franklin Jr. High building. I am a Beaverdale resident and the elementary teacher for Birchwood Montessori, a local nonprofit private Montessori school housed inside the Franklin Jr. High building currently. We have been blessed to be part of Jeff Young's dream and vision for the building from the start and we are so excited for the potential of the building to become something that this area can truly be proud of.

I grew up in Eugene, Oregon and I am intimately familiar with the McMenamins' properties that Mr. Young is using as his motivation for the Franklin building. They are beautifully restored unique buildings that have become center pieces of their surrounding communities and something that each neighborhood can feel proud to call their own. They are truly family-friendly community spaces that everyone can access.

As a Montessori teacher, an important aspect of our curriculum is teaching our students about the community around them and how they are a part of it. We couldn't be more excited about the opportunities to have local businesses, a restaurant, a coffee shop, and many other amazing proposed community connections at our finger tips. This is authentic learning that will be happening and it THRILLS me!

We have all seen old buildings become eye sores in our community and eventually get vandalized or become areas of crime concern. This is the last thing that anyone in the Franklin neighborhood wants to see happen. Let's help be part of something unique that the city of Des Moines can be proud to call our own!

In conclusion, I hope that you will sincerely consider Mr. Young's rezoning proposal for the Franklin Jr. High building. Thank you for your time.

Katy Severe  
Birchwood Montessori



**McCroskey, Monica J.**

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**From:** Sarah Paul <sarahstrawpaul@gmail.com>  
**Sent:** Tuesday, March 26, 2019 6:49 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Jr High

Good Afternoon,

I wanted to extend an email to show support for the Franklin Jr High project that is currently being proposed and ask that you also vote for approval.

My family lives within the Waveland Park Neighborhood and is very active throughout the community. With two small children, we are very excited about the possibility of having a local venue that we can all enjoy together: Restaurant, Gardens, Wading Pools.

Beaverdale already has a great business district and I believe this project would only add to the vibrancy of our neighborhood. We currently have a building at 48th and Franklin that has been vacated and has become dilapidated since its purchase by Hubbell Corp since 2016. We do not need another empty building in our neighborhood. Please approve this opportunity to create something unique for our community and for Des Moines as a whole.

Thank you for your time and consideration,

Sarah and Brad Paul  
47th Street

**McCroskey, Monica J.**

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**From:** Robin Hrubetz <hrubetz\_5@msn.com>  
**Sent:** Tuesday, March 26, 2019 3:59 PM  
**To:** Cownie, Frank  
**Subject:** Franklin Junior High redevelopment

Hello, Mr. Cownie,

I am writing to you today to express my wholehearted support of the proposal to turn the Franklin Junior High campus into a multi-use entertainment facility.

I feel that this plan would be a boon to the Merle Hay, Waveland Park, and Beaverdale neighborhoods, bringing in not only revenue, but desirable clientele, as well.

As I am sure that you are aware, since the church vacated this site, there has been ongoing criminal activity adjacent to this location, most notably the shooting that occurred last week.

My significant other resides at the Franklin Court Apartments. We were out for an evening stroll at the time of the shooting. The police were initially having difficulty finding the scene of the incident on 49th St. off Franklin Ave. We flagged them down to show them the location, and I verified the address.

Following this incident, my significant other expressed the thought that this location was not chosen randomly, as it is a rather secluded area, with low traffic. Were the Franklin Junior High campus put to use in a positive manner, this could potentially deter this type of undesirable activity.

Thank you for the opportunity to voice my opinion and share my story. I sincerely hope that you will give this proposal due consideration. I appreciate your time.

Robin Hrubetz  
4323 Hickman Rd.  
Des Moines, IA 50310  
Hrubetz\_5@msn.com

## McCroskey, Monica J.

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**From:** Betsy Parker <bparker727@gmail.com>  
**Sent:** Monday, March 25, 2019 3:07 PM  
**To:** Cownie, Frank  
**Subject:** Neighbor of the Proposed Franklin Jr High Development

Good Afternoon Mayor Cownie!

I am writing in regard to Franklin Junior High (4801 Franklin Ave). My husband and I reside at 2101 48th Street, which is directly across the street from the parking lot of this building.

I grew up in Windsor Heights and went to Roosevelt High School. I moved back to DSM with my husband after 17 years of living in Ames. Finding our home was exciting as I have always had an affinity for the Beavertdale neighborhood. Being across the street from a church was never a deterrent, but rather a positive as we determined where our home would be. However, our first spring/summer proved to be quite a surprise to us. The activity in the church parking lot was far from what we ever expected.

Within the first year, we witnessed late night loitering with people using the space for burnouts and drag racing. I also believe (without proof) that the parking lot was being used for drug deals. The breaking point was when we witnessed 2 vehicles pull into the lot around 6pm one afternoon. Multiple people from each vehicle exited and began to fight. At one point, guns were pulled from both parties.

I attempted to work with the city, the DSM police department as well as the church itself to come up with a solution to the prevent this type of behavior, but our efforts were in vain as the activity continued and got worse once the church vacated the location. It wasn't until the property was purchased by Jeff Young that we actually saw improvement. After contacting Jeff shortly after the purchase was complete, we saw cement barricades added to each entrance completely stopping all loitering. I was impressed by Jeff's quick action and his true concern that he showed for our neighborhood.

Upon learning more about the plans for this building, I became even more energized. A building with purpose felt like a better solution than the previous occupants had been able to provide. My husband and I have spent a lot of time researching the proposal. We met with Jeff and his staff, took tours and attended the open houses that were provided and we spent time looking into the McMenemy properties in the NW that are the inspiration for Franklin Jr High. (<https://www.mcmemays.com/stay>) We have even attended a show at a school in Portland that is very similar to FJH. These projects in the NW have led to positive growth in their neighborhoods, revitalizing areas that had once been in the same position that we find ourselves in today. We have even been told that homes in the area of similar properties saw an increase in their value. Overall, everything seemed like a positive!

Last week, we had a shooting on 49th Street. The news reported that the individuals involved were not from our neighborhood, but had made a plan to meet in the area to "solve" an online disagreement. Those individuals showed up with guns. Had I been looking out the window during these events, I would have witnessed the shooting. That is a very scary position to be in.

As a member of a neighborhood steering committee, I was able to review research done by the city of Des Moines and learned that this area is on the cusp of being very good or very bad. That came as a total shock to me, but the increase of violence in this area is a symptom that we are heading in the bad direction. I was so grateful that Jeff had taken the neighborhood's concerns seriously by shutting off the parking lot. Without those barricades, I fear that the shooting would've been even closer to our home.

I truly believe that the development of Franklin Jr High would benefit our neighborhood greatly pushing it more towards positive growth. We have an opportunity to add vibrancy and functionality... not to mention the tax benefit that this would give to our beloved city (nearly \$500,000/annually)!

As a very close neighbor to this building, I am asking you to support this project and allow our neighborhood to start the swing towards growth. We already have a dilapidated building on the corner of 48th and Franklin (Old Mercy building, currently owned by the Hubbell Corporation). I can't imagine what would happen if we added another neglected building to the mix, especially one of this size.

Please consider voting yes for the development of Franklin Jr High. Help us bring new, inspired residents and revitalization to our neighborhood.

Sincerely,

Betsy and Joe Parker  
Concerned Beaverdale Neighbors

**McCroskey, Monica J.**

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**From:** John Moder <jmoder@crispsolutions.net>  
**Sent:** Monday, March 25, 2019 11:12 AM  
**To:** Cownie, Frank; Gray, William S.; Coleman, Chris; Boesen, Connie S.  
**Subject:** The Franklin

To those it may concern:

I wanted to drop you a note and let you know that I and my Husband Derek fully support what Jeff Young and his team are planning to do with the Franklin Jr. High School property, and support his efforts to have the property re-zoned to accommodate his plans.

Any questions, please don't hesitate to reach out.

Thanks!

John

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