CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: August 15, 2022

ITEM:

Motion – Honorary Roadway Naming
Maple Street – 1st Street to 8th Street
Honorary Swander Family Junction

FINANCIAL IMPACT:

The cost of each honorary sign and Telspar post is estimated to be approximately $125. This is for material costs only.

BACKGROUND:

Recently the City Council approved the Honorary Roadway Naming Policy. This policy provides the opportunity to honor current or formers residents that have accomplished or provided something of significance to the City. Any individual may submit an Honorary Roadway Name Application. The application to honor the Swander Family was submitted to the Public Services Department.

OUTSTANDING ISSUES: None

RECOMMENDATION:

- That the City Council approve the Honorary Roadway Naming for the Swander Family honorary signage on Maple Street from 1st Street to 8th Street .

Lead Staff Member: Bret Hodne, Public Services Director

STAFF REVIEWS

Department Director	Bret Hodne, Public Services Director KBH
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Public Works		
Date Reviewed	August 8, 2022		
Recommendation	**Yes**	No	Split

Honorary Roadway Naming Application

The City of West Des Moines Honorary Roadway Naming Policy provides the opportunity to honor current and former residents that have accomplished or provided somethinhg of significance to the City.

Any individual may submit an Honorary Roadway Name Application. All Honorary Roadway Name applications will be determined by the City Council on a case-by-case basis. If approved by the Council, the honorary roadway name sign will be procured and installed by the City.

Consideration of the honorary naming request will be based on the explanation and identification of demonstrable and positive contributions of the individual, including:

1. The importance of the honoree's actions at the time;
2. The historical and/or cultural influence of the honoree's actions;
3. The number of people positively affected by the honoree's actions;
4. The duration of the consequences resulting from the honoree's actions;
5. The honoree's notoriety within the community; and
6. Other clearly identifiable contributions compatible with the community's interests and reflective of the values of City.

SIGNATURE OF APPLICANT

Typing your name below serves as your signature and acknowledges that you agree to abide by all provisions of the City of West Des Moines Policy for Roadway Naming and Addressing, that all information contained in the application is true and accurate.

Nathan Hon
Signature

7-10-2022
Date

In addition to this completed application, please provide:

- ☑ Aerial photo of the roadway or roadway segment to be honorarily named
- ☑ Other illustrations, photos, or documents to support the request

Application and associated documents may be provided via:

- Printed copies may be hand delivered or mailed to Public Services at the address indicated below
- Printed copies mailed to Public Services PO Box 65320, WDM, 50265-0320
- High resolution scans sent electronically to (publicservices@wdm.iowa.gov)

City of West Des Moines, Public Services West
Administrative Office
8850 Grand Avenue
West Des Moines, IA 50266

REQUESTING APPLICANT INFORMATION (INDIVIDUAL)

Hon, Nathan

Printed Name (Last, First)

216-7th Street West Des Moines, Iowa 50265

Mailing Address (Address, City, State, Zip Code)

515-473-2082

Phone

nhon450@yahoo.com

Email Address

HONORARY ROADWAY NAME REQUEST

Swander Family ~~Boulevard~~ Junction Replaced as Boulevard is not allowed under City policy.

Proposed Honorary Roadway Name (as it would appear on the roadway name sign, excluding wording to indicate as an honorary roadway such as the word "Honorary.")

Maple Street

Name of Existing Official Roadway desired to be Honorarily Named

First Street

Desired Start of Designation (provide intersection cross streets)

Eighth Street

Desired End of Designation (provide intersection cross streets)

Roadway Request Requirements:

There shall be a connection between the roadway that is proposed for honorary roadway designation to the indivudal being honored

Explanation of the connection between the roadway or roadway segment to the individual being honored:

The Swander Family owns several properties in Historic Valley Junction and they are all adjacent to Maple Street. The most notable ones are the Theatrical Shop (orignally the Lyric Hotel and Theater) at 5th and Maple, the original West Bank Building at 5th and Maple and the Raaz Building at 415/417 Maple and also extends to 203-5th Street.

Please explain how the honoree fulfilled each criteria below:
(this information will be used as the basis for consideration of approval of the request)

The importance of the honoree's actions:

Betty Hill purchased her first property in 1969. She purchased the Lyric Hotel and Theater at 145-5th Street. This building also housed a former Post Office in Valley Junction.
When Betty married Jack Swander he supported her desire to preserve the historic buildings in the area of West Des Moines that was the original town of Valley Junction. Over several years they purchased several other commercial properties in the Historic Valley Junction Business District.
Following Betty's death in 2013, her daughter, Debbie Westphal Swander and Debbies son John Swander, took over ownership of the buildings and they are actively working to preserve them and maintain the architecture of when they were originally constructed.

Provide an estimate of the number of people that are believed to have been positively affected by the honoree's actions:

100's of thousands of people have been impacted by their actions. Anyone who has ever visited Historic Valley Junction has been impacted.

Provide an estimate of how long the impacts of the honoree's actions will affect the community:

As long as the Historic Valley Junction Business District exists.
Because the Swander Family is so well known, people will forever talk about the great things that they did for Valley Junction.

The historical and/or cultural influence of the honoree's actions:

The Swander Family owned the building at 137-5th Street which was the original Valley Junction City Hall. When the city wanted to purchase the building and restore it back to it's orignal design, Betty Hill Swander sold the building to the city. The Swander family is very interested in preserving the historic buildings in Valley Junction. They own the original WEST Bank building at 201-5th Street as well as the Raaz Buildng at 203-5th and 415/417 Maple Street. Herman Raaz started West Bank. This building was constructed in 1893. It is currently undergoing a complete roof structure renovation so that it will be around for another 140 years. The Swander family owns several of the oldest buildings in Valley Junction.

The honoree's noteriety within the community:

Betty, Jack and Debbie have been around Historic Valley Junction for decades, over 50 years. You would be hard pressed to find someone who does not know who they are and what they have done for Valley Junction.
Betty and Debbie both served on the Historic Valley Junction Foundation board of Directors.

Other clearly identifiable contributions that demonstrate the positive impact of the honoree's actions upon the City:

Debbie served on the original Historic West Des Moines Master Plan Committee when it was formed and currently serves on the Historic West Des Moines Master Plan Steering Committee.
Betty was a leader in getting the Valley Junction Business District designated as an Iowa main Street District.

HONORARY ROADWAY NAME PETITION OF SUPPORT

A petition signed by no less than fourty percent (40%) of property owners whose property touches the roadway segment to be honorarily named, regardless if they are addressed off of the roadway segment shall be provided as part of the application.
Applicant may make additional copies of this page as needed.

I, the undersigned, support the designation of an honorary roadway name for Swander Family ~~Boulevard~~ Junction
(Name of Honoree)

at Maple Street (official roadway name) from First Street (beginning intersection) to Eighth Street (ending intersection)

NAME (Printed)	ADDRESS	SIGNATURE
Bill Kautzky	200 7th st	Bill Kautzky
Paul Reszel	135 7th St.	Paul Reszel
NICK WAAGE	136 3rd ST	[illegible]
Brenda Clausman	136 3rd St	Brenda Clausman
Gary Christensen	201 3rd st	[illegible]
Beth Christensen	201 3rd St	[illegible]
~~Brenda Reeves~~ Lidia Guanal	201 2nd St	Brenda Reeves
Jason Simpson	200 2ND ST	[illegible]
Louis Murillo	201 8th st.	Louis Murillo
Super Mart	136 1st St	Abdul
Renae Johanningmeier	720 Maple ~~to 12 Walnut~~ WBM IA 50211	[illegible]
Debbie Westphal Swander for Junction Holdings of Iowa	201-4th (Includes 203, 205, 207, 209, 211) 203-4th ↑	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	200-4th (Includes 401, 403, 405 Maple + 200 + 202 4th)	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	400 + 402 Maple	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	408 Maple 409 Maple	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	201 5th (Includes 203 5th + 417, 415, 413, + 411 Maple	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	143 + 145 5th	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	200 5th (Includes 505 Maple)	Debbie Westphal Swander
Debbie Westphal Swander for Junction Holdings of Iowa	513 Maple (Includes 515, 517, 519, + 521 Maple)	Debbie Westphal Swander

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1988 FEB 22 PM 3:16
RECEIVED
SECRETARY OF STATE

ARTICLES OF INCORPORATION

OF

VALLEY JUNCTION FOUNDATION

TO THE SECRETARY OF STATE
OF THE STATE OF IOWA:

Pursuant to the provisions of Section 29 of the Iowa Nonprofit Corporation Act (Iowa Code section 504A.29), the undersigned corporation adopts the following Articles of Incorporation:

I.

The name of this corporation is Valley Junction Foundation.

II.

The corporate existence of this corporation shall begin on the date the certificate of incorporation is issued by the Secretary of State of the State of Iowa, and the period of duration of the corporation is perpetual.

III.

The corporation is organized exclusively for charitable, educational, religious or scientific purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, including but not limited to the following:

A. To solicit, hold, and invest money and property, both real and personal, including money and property received by gift, grant, contribution, donation, bequest, or device; to sell or convert property, both real and personal into cash; and to use these funds for the purposes for which this corporation was formed.

B. To advance, promote and market the commercial, business, economic, residential, cultural, educational, tourist and civic development of Valley Junction in whatever way and by such means as shall improve the orderly growth and development of the area.

C. To provide information, counseling and services to Valley Junction business and property owners in the expansion, renovation, rehabilitation, conversion, or acquisition of real estate and the financing thereof.

D. To fully develop the educational, cultural and economic potential of Valley Junction's historical buildings.

E. To enlist the active interest and financial support of individuals, firms, associations, foundations, and corporations, including any municipal, county, state or national government or other governmental unit or instrumentality thereof, in the development, improvement and beautification of the Valley Junction area.

F. To collaborate, cooperate and coordinate with public agencies (federal, state, county and municipal), the Historic Valley Junction Association, the West Des Moines Chamber of Commerce, the West Des Moines Historical Society, the West Des Moines Development Corporation, as well as any other group, organization or association, whose functions may in any manner relate to any of the objectives hereunder.

G. To provide for staff to implement the goals and objectives of this corporation.

H. To engage in any lawful activity for which corporations may be organized under the laws of the State of Iowa in order to accomplish the purposes for which this corporation is organized.

IV.

Management of the corporation shall be vested in a Board of Directors of the corporation. The number of directors constituting the initial Board of Directors is twelve (12); and the names and addresses of the persons who are to serve

as the initial directors are:

Name	Address
Robert Morrissey	235 5th Street West Des Moines, Iowa 50265
Susan Stookey	111 5th Street West Des Moines, Iowa 50265
Morris Knutsen	P. O. Box 65095 West Des Moines, Iowa 50265
Mark Velock	415 Railroad Place West Des Moines, Iowa 50265
Richard Messerschmidt	905 52nd Street Court West Des Moines, Iowa 50265
John Swander	3113 Pleasant West Des Moines, Iowa 50265
Lois Lloyd	332 5th Street West Des Moines, Iowa 50265
John Mendrys	333 5th Street West Des Moines, Iowa 50265
Gary Davidson	762 40th Street West Des Moines, Iowa 50265
Gary Scott	318 5th Street West Des Moines, Iowa 50265
Betty Velock	206 5th Street West Des Moines, Iowa 50265
Jerry Proudfit	724 11th Street West Des Moines, Iowa 50265

V.

No part of the net earnings of this corporation shall inure to the benefit of, or be distributable to, its directors, officers, employees or other private persons, except that the corporation shall be authorized and empowered to pay reasonable compensation for services

rendered and to make payments and distributions in furtherance of the purposes set forth in these Articles of Incorporation. No substantial part of the activities of this corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation; and this corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of any candidate for public office. Notwithstanding any other provision of these Articles of Incorporation to the contrary, this corporation shall not carry on any activity not permitted to be carried on (a) by a corporation exempt from federal income tax under 501(c)(3) of the Internal Revenue Code of 1986, as amended, or (b) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code of 1986, as amended.

VI.

This corporation shall not (a) engage in any act of self-dealing as defined in Section 4941(d) of the Internal Revenue Code of 1986, as amended; (b) retain any excess business holdings as defined in Section 4943(c) of the Internal Revenue Code of 1986, as amended; (c) make investments in such manner as to subject it to tax under Section 4944 of the Internal Revenue Code of 1986, as amended; and (d) make any taxable expenditures as defined in 4945(d) of the Internal Revenue Code of 1986, as amended.

In addition to all other powers provided by law and in furtherance of its purposes, this corporation shall have the power:

A. To acquire, receive and hold property, both real and personal; and

B. To apply for, receive and administer grants, gifts and gratuities in furtherance of the purposes of this corporation.

The powers of this corporation shall not be exercised in any manner contrary to the laws, rules and regulations governing organizations exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended.

VII.

A. Each person who was or is made a party or is threatened to be made a party to or is involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (hereinafter a "proceeding"), by reason of the fact that he or she, or a person for whom he or she is the legal representative, (a) is or was a director or officer of the corporation, or (b) is or was serving (at such time as he or she is or was a director or officer of the corporation) at the request of the corporation as a director, officer, partner, trustee, administrator, employee or agent of another corporation or of a partnership, joint venture, trust or other enterprise, including service with respect to employee benefit plans, whether the basis of such proceeding is alleged action in an official capacity as a director, officer, partner, trustee,

administrator, employee or agent, shall be indemnified and held harmless by this corporation to the fullest extent authorized by the Iowa Nonprofit Business Corporation Act, Iowa Code Chapter 504A (1987), and Iowa Code Chapter 496A (1987), as the same exist or may hereafter be amended (but, in the case of any such amendment, only to the extent that such amendment permits the corporation to provide broader indemnification rights than said laws permitted the corporation to provide prior to such amendment), against all expense, liability and loss (including attorneys' fees, judgments, fines, or penalties and amounts paid or to be paid in settlement) reasonably incurred or suffered by such person in connection therewith, and such indemnification shall continue as to a person who has ceased to be such a director or officer and shall inure to the benefit of his or her heirs, executors and administrators; provided, however, that, (a) with respect to proceedings seeking to enforce rights to indemnification as provided in paragraph B of this Article VII, the corporation shall indemnify any such person seeking indemnification in connection with a proceeding (or part thereof) initiated by such person only if such proceeding (or part thereof) was authorized by the Board of Directors of the corporation, (b) in the case of a proceeding brought by or in the right of the corporation, any such indemnification shall be limited as provided in the Iowa Code Chapters 504A and 496A and (c) no such indem-

nification shall be provided to any director or officer, as applicable, for any proceeding wherein it shall ultimately be determined by final judicial decision that such director or officer is liable (i) for a breach of such person's duty of loyalty to the corporation, (ii) for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of law, or (iii) for a transaction from which such person derives an improper personal benefit. The right to indemnification conferred in this Article VII shall be a contract right and shall include the right to be paid by the corporation the expenses incurred in defending any such proceeding in advance of its final disposition; provided, however, that if Iowa Code Chapters 504A and 496A require the payment of such expenses incurred by a director or officer in his or her capacity as a director or officer (and not in any other capacity in which service was or is rendered by such person while a director or officer, including, without limitation, service to an employee benefit plan) in advance of the final disposition of a proceeding, payment shall be made only upon delivery to the corporation of the written affirmation of the good faith belief of such director or officer that he or she has met the standard of conduct necessary for indemnification and an undertaking, by or on behalf of such director or officer, to repay all amounts so advanced if it shall ultimately be determined by final judicial decision that such director or

officer is not entitled to be indemnified under this Article VII or otherwise. The corporation may, by action of its Board of Directors, provide indemnification to other employees, members or volunteers of the corporation with the same scope and effect as the foregoing indemnification of directors and officers.

B. If a claim under paragraph A of this Article VII is not paid in full by the corporation within thirty days after a written claim has been received by the corporation, the claimant may at any time thereafter bring suit against the corporation to recover the unpaid amount of the claim and, if successful in whole or in part, the claimant shall be entitled to be paid also the expense of prosecuting such claim. It shall be a defense to any such action (other than an action brought to enforce a claim for expenses incurred in defending any proceeding in advance of its final disposition where the required affirmation and undertaking, if any is required, has been tendered to the corporation) that the claimant has not met the standards of conduct which make it permissible under Iowa Code Chapters 504A and 496A for the corporation to indemnify the claimant for the amount claimed, but the burden of proving such defense shall be on the corporation. Neither the failure of the corporation (including its Board of Directors, independent legal counsel, or its members) to have made a determination prior to the commencement of such action that indemnification of

the claimant is proper in the circumstances because he or she has met the applicable standard of conduct set forth in the Iowa Code Chapters 504A and 496A nor an actual determination by the corporation (including its Board of Directors, independent legal counsel or its members) that the claimant has not met such applicable standard of conduct, shall be a defense to the action or create a presumption that the claimant has not met the applicable standard of conduct.

C. The right to indemnification and the payment of expenses incurred in defending a proceeding in advance of its final disposition conferred in this Article VII shall not be exclusive of any other rights which any person may have or hereafter acquire under a provision of these Articles of Incorporation, the corporation's Bylaws, agreements, vote of disinterested directors or otherwise, both as to action in a person's official capacity and as to action in another capacity while holding the office. The corporation may enter into separate written agreements with directors, officers, employees, members and volunteers of the corporation and of other enterprises, which agreements expressly provide for indemnification and reimbursement of such persons to the fullest extent now or hereafter permitted by this Article VII or applicable law.

D. The corporation may maintain insurance, at its expense, to protect itself and any director, officer,

employee, member or volunteer of the corporation or another corporation, partnership, joint venture, trust or other enterprise against any expense, liability or loss, whether or not the corporation would have the power to indemnify such person against such expense, liability or loss under Iowa Code Chapters 504A and 496A.

VIII.

Upon the dissolution of the corporation, the Board of Directors shall, after paying or making provisions for the payment of all of the liabilities of the corporation, dispose of all the assets of the corporation exclusively for the purposes of the corporation in such manner, or to such organization or organizations organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization or organizations under section 501(c)(3) of the Internal Revenue Code of 1986, as amended, as the Board of Directors shall determine.

Any such assets not so disposed of shall be disposed of by the court of common pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said court shall determine, which are organized and operated exclusively for such purposes.

IX.

These Articles of Incorporation may not be amended

except upon the affirmative vote of not less than two-thirds (2/3) of all of the then acting directors of this corporation.

X.

No director, officer, employee or member of this corporation shall be liable for this corporation's debts or obligations, and no director, officer, member or other volunteer shall be personally liable in that capacity for a claim based upon any act or omission of the person performed in the discharge of his or her duties, except for a breach of the duty of loyalty to this corporation, for acts or omissions not in good faith or which involve intentional misconduct or knowing violation of the law, or for any transaction from which the person derives an improper personal benefit.

XI.

The Registered Agent of this Corporation is Robert Morrissey and the initial Registered Office is 235 5th Street, West Des Moines, Iowa 50265.

XII.

The name and address of the incorporator is Robert Morrissey, 235 5th Street, West Des Moines, Iowa 50265.

Dated this 22nd day of February, 1988.

Valley Junction Foundation

By: Robert Morrissey
Robert Morrissey,
Incorporator

STATE OF IOWA)
)
COUNTY OF POLK)

I, Robert Morrissey, being first duly sworn on oath, depose and state that I am the incorporator of Valley Junction Foundation and that I have executed the foregoing Articles of Incorporation as the incorporator of the corporation and that the statements contained therein are true.

Robert Morrissey
Robert Morrissey

Subscribed and sworn to before me this 22nd day of February, 1988.

Karen R. Monahan
Notary Public in and for the
State of Iowa

KAREN R. MONAHAN
NOTARIAL SEAL
STATE OF IOWA

Feb 22 1988

Expires perp. C091497

Filed by AHLERS LAW FIRM, ATTY. MARK BEERMAN 100 COURT AVE., DES MOINES, IA. 50309

Filing fee 20.00 Secretary of State

THEATRICAL SHOP
FUN FOR ALL SEASONS
145-5th Street, West Des Moines, IA 50265 • (515) 274-3661 • (800) 383-7469 • (515) 277-3414 • www.theatricalshop.com

Letter of Support and Consent for Grant Application
by Historic Valley Junction Foundation

In 1971 my mother, Betty Hill Swander, took me for a ride. We ended up in Valley Junction at the corner of 5th and Maple in front of a boarded-up movie theater that had seen better days. "Look what I bought!" she exclaimed. "It's my new Theatrical Shop. I own a marquee!" I didn't share her enthusiasm!

Fast forward 46 years. I now own the building and the business my mother spent much of her life developing into a thriving specialty shop in a classic Main Street district in the middle of America. I spend my days caring for a business dedicated to "Fun for All Seasons" in a building built a hundred years ago to entertain its community with fun for all ages. And its marquee is a district landmark and crown jewel.

My mission is to revitalize the Theatrical Shop and lead Valley Junction by example into its next century, bridging the generations, honoring our rich history, and giving the people of central Iowa a place to call home. I am honored to support the Historic Valley Junction Foundation in its application for this grant.

Debbie Westphal Swander
July 6, 2017

Community Corner

'Our Hearts Ache': Betty Hill Swander, Pioneer in Valley Junction, has Died

Leader says that without her foresight, Valley Junction would not be the nationally-recognized historic shopping district that it is today.

Beth Dalbey, Patch Staff

Posted Tue, Jun 18, 2013 at 2:32 pm CTUpdated Tue, Jun 18, 2013 at 2:41 pm CT

Reply

Historic Valley Junction matriarch Betty Hill Swander has died.

The Historic Valley Junction Foundation said in an email to members today that the longtime merchant died Monday morning, June 17.

She owned several Valley Junction businesses, including the Theatrical Shop, Rose's, Showtime and Dressmakers, and was the founder of Betty Hill Dance Studios.

Find out what's happening in West Des Moineswith free, real-time updates from Patch.

Your email address Let's go!

"Betty's wisdom, business acumen and leadership will be missed by our organization and entire district," Valley Junction executive director Jim Miller said in an email. "Quite simply, Historic Valley Junction would not be the nationally-recognized specialty retail district that it is today without her foresight, leadership and drive to make it happen.

Read this profile of Betty Hill Swander, named Huffington Post's Greatest Person of the Day, on West Des Moines Patch: *Valley Junction's Unofficial Matriarch Is All Business, But all Heart, Too.*

"She was a true friend, mentor and inspiration to many," he said. "We are blessed to have known her and to have had her in our lives. "Our hearts ache as we send our sympathies to Betty's entire family."

Services and memorial arrangements are as follows:

Visitation: Thursday, June 20, 4:00 – 8:00 pm
McLaren's Resthaven Chapel, 801 19th St, West Des Moines, IA

Memorial Service: Friday, June 21, 11:00 am
West Des Moines Christian Church, 4501 Mills Civic Parkway, West Des Moines, IA

Burial to follow at McLaren's, luncheon to follow at church

Valley Junction Properties
145-5th Street, Historic Valley Junction
West Des Moines, IA 50265
(515) 277-2873
manager@valleyjunctionproperties

405 Renovation Project

Prior Renovations (2013 to 2021)

145-5th	Theatrical Shop
201 & 203 5th	Original Home of West Bank; Now Olson-Larsen
513-529 Maple	Shops on Maple
408 Maple	Dressmakers (includes a Co-Sign)
409 Maple	Seasons
400 & 402 Maple	Roses Theatrical Supply and Express
201 4th	Olson-Larsen Guild

Future Renovations Yard 1, 2, 3, 4, and Courtyard

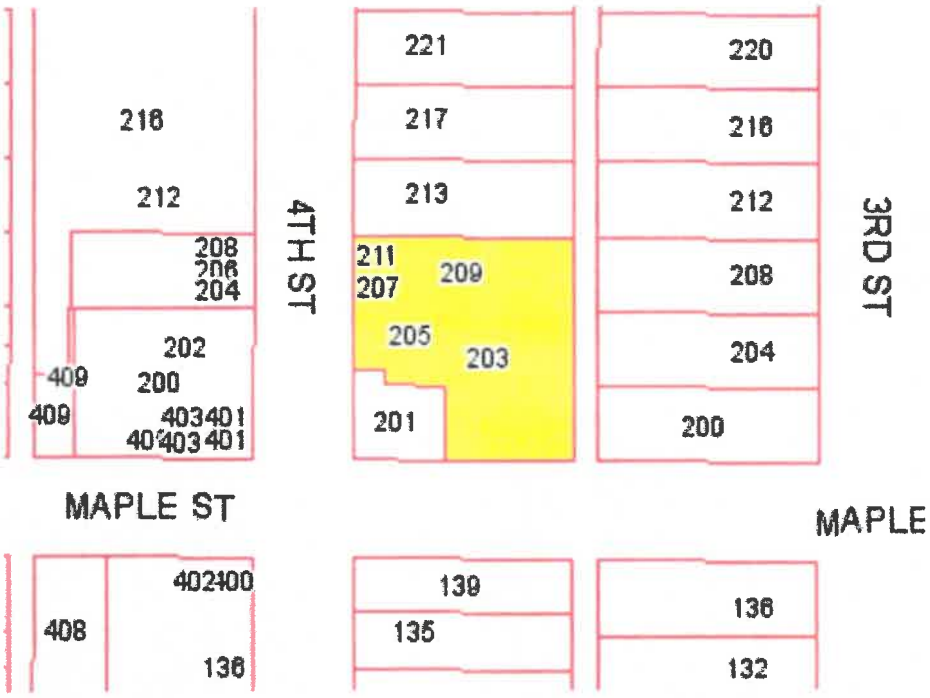
401, 403, 405 Maple	Fred Gazzo Salon, Let Them Eat Cake (former Iltis Lumber)
200 & 202 4th	Photographer
205, 207, 209, 211 4th	VJP Storage, Engler Embroidery (in 207 & 211 4th)

205 4th

2019	Discussed, got estimate, made plans to re-side and paint 205 (known as "Yard 3"), one of four buildings previously housing Iltis Lumber Company.
2020	Contractor out of town during COVID and construction season
2021	Replaced and extended exterior Tyvek Cut-out doors and windows in Tyvek Painted out brand names Discussed tenancy with potential well-known restaurant for Yard 2 or Yard 3 (This would affect style and colors of exterior)
Plan	Replace entire façade of Yard 3 in harmony with"The Suites" (all four Yard buildings plus Courtyard). Probable siding color a light tan or khaki with different trim on each building (possibly navy, burgundy, bottle green, plum). This is highly dependent on materials availability, contractor availability (already booked until fall 2021 due to pandemic), and weather. We hope to have the west, south, and east sides of the Yard 3-4 compled by Fall of 2022. The décor elements will include use of signature wrought iron and black accents, signage, and possible mural on west end of Yard1-2.

Valley Junction Properties
145-5th Street, Historic Valley Junction
West Des Moines, IA 50265
(515) 277-2873
manager@valleyjunctionproperties

Map of Yard 3 & 4 Area



Current Photo (7-18-2021)

Valley Junction Properties
145-5th Street, Historic Valley Junction
West Des Moines, IA 50265
(515) 277-2873
manager@valleyjunctionproperties

Before and After Photos

Former Bank

Dressmakers

Roses

Valley Junction Properties
145-5th Street, Historic Valley Junction
West Des Moines, IA 50265
(515) 277-2873
manager@valleyjunctionproperties

Gas Station

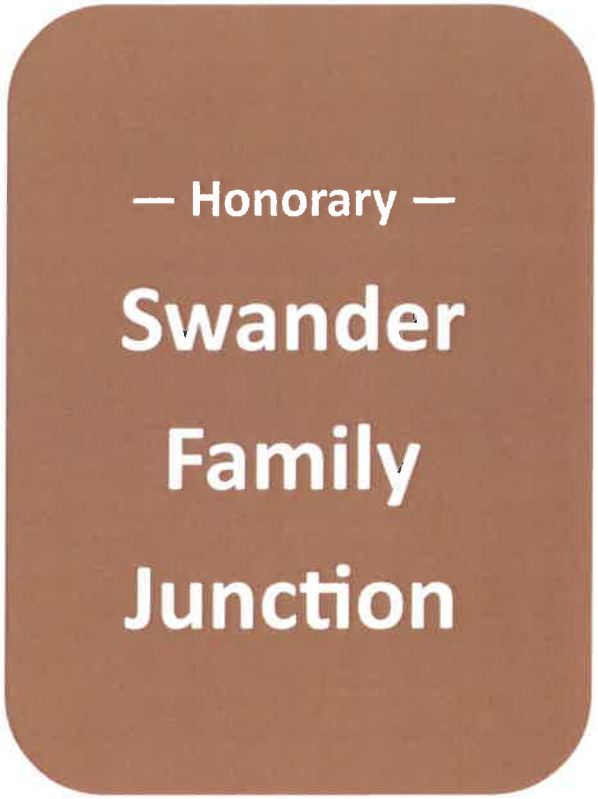
Shops on Maple

Theatrical Shop

West Des Moines Public
Library 24 Hour Kiosk
Google Earth
30 m
Camera: 537 m 41°34'16"N 93°42'30"W 256 m

https://earth.google.com/web/@41.57115514,-93.70789707,253.07600169a,994.83902515d,30.00001235y,0h,0t,0r

Honorary Sign Sample:



CITY OF WEST DES MOINES
ADMINISTRATIVE POLICY 5-10

(PART OF) ROADWAY NAMING & ADDRESSING

3.6 **Honorary Naming**: Opportunity to honor former residents that have made demonstrable and positive contributions to the city during the honoree's lifetime.

3.6.1 Demonstrable and positive contributions shall be measured by:

3.6.1.1 The importance of the honoree's actions at the time.

3.6.1.2 The historical and/or cultural influence of the honoree's actions.

3.6.1.3 The number of individuals positively affected by the honoree's actions.

3.6.1.4 The duration of the consequences resulting from the honoree's actions.

3.6.1.5 The honoree's notoriety within the community.

3.6.1.6 Other clearly identifiable contributions compatible with the community's interests and reflective of the values of the city.

3.6.2 Only individuals shall be honored. Honorary roadways shall not be utilized as a means of advertising and therefore may not reflect a business name or association.

3.6.3 Unless otherwise reduced by the City Council, honoree shall have lived in the City of West Des Moines for a minimum of twenty (20) years.

3.6.4 Honoree may be alive or deceased.

3.6.5 Honorary roadway name under this section does not change the official roadway name or address of structures located along the roadway. (Honorary roadway naming that does change the official street name is included in section 3.7.)

3.6.6 Honorary roadway name shall not conflict with the City's addressing policy.

3.6.7 Honorary roadway name signs shall not have duplicate or similar sounding names either phonetically or in spelling to any other existing honorary or official roadway name within the City of West Des Moines or any community for which the City handles E911 dispatch.

3.6.8 No honorary roadway shall be designated with a title or prefix unless it is deemed necessary to distinguish two or more people with the same name.

3.6.9 The use of roadway suffixes identified within section 3.2.3.19 within these guidelines shall be discouraged.

↳ See included section for reference

3.6.10 Honorary naming shall only be allowed for roadways designated as a minor collector or local roadway: honorary naming shall not be allowed for roadways designated as an arterial or major collector.

3.6.11 There shall be a clear connection between the individual to be honored and the roadway or roadway segment to be honorarily named (i.e., lived on the segment).

3.6.12 The roadway or roadway segment to be honorarily named shall be continuous with no gaps or breaks in the roadway due to intervening structures or facilities (i.e., park, school, undeveloped ground, etc.) and generally shall begin and end at roadways designated as minor collectors.

3.6.13 Honorary roadway signs shall:

3.6.13.1 Be a 12"x18" rectangle: may be mounted either horizontal or vertical as

determined by City so as to create most legible sign possible.

3.6.13.2 Consist of a brown blade with white lettering.

3.6.13.3 Include "Honorary Roadway" at the top or bottom of the sign in a smaller font than honoree's name.

3.6.13.4 Signs shall generally be placed midblock of the beginning block and ending block of the approved roadway segment and approximately every 3-4 blocks within overall segment. Signs shall be so located to be viewable to both directions of traffic.

3.6.14 Application & Approval Process:

3.6.14.1 A naming request shall only be considered upon submittal of a complete application to the Public Services Department.

3.6.14.2 An honorary roadway name application may be submitted by any individual.

3.6.14.3 Consent of a minimum of 40% of the properties abutting the roadway segment to be named, regardless of if they are addressed off of the roadway segment shall be provided as part of the application.

3.6.14.4 Review of the naming request and application shall be by the following in the following order:

3.6.14.4.1 First: A check by the Addressing Administrator of the city's addressing database for duplication to any official roadway name within the City of West Des Moines or any community for which the city handles E911 dispatch.

3.6.14.4.2 Second: Review by all City Emergency Response Agencies for potential confusion with a historically known, commonly known or nickname of an existing roadway within the city or any community or area in which the city may assist in response.

3.6.14.4.3 Third: Review of the application by the Public Services City Council Subcommittee for demonstrable and positive contributions per 3.6.1.1 – 3.6.1.6 of these guidelines and all other required application information or documents.

The Subcommittee shall notify all property owners adjacent to the roadway subject to the honorary naming request of the Public Services Subcommittee meeting date to allow opportunity for public comment in support or against the request.

If the application is deemed justified, the Subcommittee shall:

3.6.14.4.3.1 Determine the roadway segment to be honorarily named.

3.6.14.4.3.2 Determine the number and location of signs to be erected.

3.6.14.4.3.3 Make a recommendation to the City Council whether to accept or deny the request.

3.6.14.4.4 The City Council shall consider a naming request as a

consent agenda item at a regularly scheduled meeting. No publication or mail notice to abutting property owners of the City Council meeting date to consider the honorary roadway naming request shall be required.

3.6.14.4.4.1 City Council approval shall be by simple majority of members present at the meeting.

3.6.14.4.4.2 City Council approval shall be by resolution.

3.6.14.4.4.3 The decision to allow an honorary roadway naming is under the full discretion of the City Council. Consent of 40% of property owners abutting a roadway does not guarantee Council approval of the honorary naming.

3.6.14.4.4.4 An honorary roadway sign may be revoked at the discretion of the City Council.

3.6.14.5 The City's Public Service Department shall procure and install the signs. The City shall be responsible for all costs related to the production and erection of the signs.

3.6.14.6 Signs shall be displayed for ten (10) years. New signs shall automatically be manufactured and erected unless a new request for honorary naming of the designated roadway segment is made; or the original applicant or family member of the honored individual requests to discontinue the naming.

3.6.14.6.1 Upon removal, the sign shall be made available to the individual that submitted the Honorary Roadway Name application, or another relative to the honoree.

3.7 **Renaming of an Existing Roadway**: Applies to all vehicle roadways and alleys, regardless of whether public or private.

3.7.1 A roadway name change shall meet a defined public purpose, serve the wayfinding needs of the city's emergency response departments and shall not detract from general wayfinding of residents and visitors. A roadway name change will be considered for one of the following reasons:

3.7.1.1 Assist emergency services in the timely & efficient provision of services;

3.7.1.2 Rectify an existing situation that is inconsistent with the City's addressing policy;

3.7.1.3 Assist the general public through identification of major roadways or thoroughfares across/within the city;

3.7.1.4 Aid in wayfinding for the general public to key establishments, major employers or attractions within WDM. This shall not be utilized as a means of advertising;

3.7.1.5 Recognition or honor of an individual, organization and/or business that have accomplished and/or provided something of significance to the city resulting in positive recognition for the city in accordance with the criteria outlined in section 3.6.1 of this policy;

3.7.1.6 Correct a perceived wayfinding problem;

3.7.1.7 Dislike of roadway name or perceived negative connection;

3.7.1.8 Adjust street names due to street alignment modifications and/or street construction/reconstruction projects which alter the current primary (through) roadway.

3.7.2 Roadway name changes shall occur by Council approval of an ordinance. Upon approval, the Official Street Name Map for the city shall be updated.

3.7.3 Requests for Renaming:

3.7.3.1 Citizen or Property Owner Initiated: A property owner may submit a written petition to the Addressing Administrator requesting a renaming of a roadway. A minimum of 60% of the property owners addressed off of the roadway subject to the requested change must consent to the readdressing. A non-response by an affected property owner will be considered as a non-consenting vote. An Owner's Association may not request a readdressing on behalf of the residents/tenants without at least 60% of the association members affected by the readdressing consenting to the request. A complete list of all association members must be provided as part of a request made by an owner's association.

3.7.3.2 City Initiated: At the direction of any one member of the City Council or the Chief of any one emergency response agency within the city.

3.7.3.2.1 Requests for a roadway name change for the purpose of honoring an individual, organization, &/or business may only be made by a currently sitting elected City Council Member.

3.7.3.3 With the exception of city-initiated roadway name changes, the petitioner will be responsible for costs associated with the readdressing request which may include but is not limited to the following; staff time required to evaluate proposed change and identification of any addressing modifications necessary as a result thereof; production of new sign(s); installation of roadway sign(s); and additional wayfinding signage if deemed necessary by any one Emergency Service agency. The city shall be responsible for all costs related to a city-initiated change.

3.7.4 Notification: Notice of the anticipated Council meeting date to consider the roadway renaming shall be mailed by regular mail at least fourteen (14) days prior to the meeting date to all residents and property owner(s), if absentee owner, addressed off of the roadway segment proposed for name change. Publication of the notice of a roadway renaming shall be per Iowa Code 362.3.

3.7.5 Decision: For a roadway name change to be considered, it shall not conflict with the city's addressing policy and shall not cause concern as a potential wayfinding problem for any of the city's three (3) emergency response agencies. The decision to rename a roadway is under the full discretion of the City Council. Approval of 60% of affected property owners does not guarantee Council approval of the roadway renaming.

3.7.6 Roadway name changes shall occur by Council adoption of an ordinance.

3.7.6.1 A roadway name change for the purpose of honoring an individual, organization, &/or business shall require approval by a super majority vote of the City Council.

3.7.7 Upon approval, the Official Street Name Map for the city shall be updated.

unless the void can be easily breached by a visible alternate route and the roadway extension is within sight.

3.2.3.17.4 The appropriate suffix shall be given depending upon whether the street appears to be a permanent dead end or could possibly be extended at a future time. Any street which terminates in a cul-de-sac turnaround is considered to have established an end and cannot continue with the same roadway name in another location.

3.2.3.17.5 Intermittent or 'stub' streets with duplicate names that currently exist and were dedicated prior to the effective date of original revised policy (2013) and are in contradiction to the above conditions, may be exempted or changed.

3.2.3.18 Curvilinear Streets: The same roadway name shall be carried for the greatest distance possible. If a roadway name change is warranted, the name change shall occur when the roadway makes a distinct turn, ideally at a traffic-controlled intersection. Situations which lack traffic control but require the vehicle speed to be slowed shall be at the discretion of the Addressing Administrator. When a roadway name change at an intersection is not possible; it should occur at a noticeable turn in direction or at a point on the curve where the street orientation changes from primarily north/south to east/west.

3.2.3.19 Suffixes: Roadway types carry certain expectations of the length, shape, direction, width and other road characteristics. A suffix designation shall be indicative of its alignment and design (physical and functional characteristic of the street). New streets after the effective date of this policy update shall, whenever possible, be identified according to the following:

3.2.3.19.1 Parkway (Pkwy) and Boulevard (Blvd): These suffixes shall be used primarily for City streets which are classified as major arterials or which extend great distances in length, generally from one end of the City to the other as major thoroughfares.

3.2.3.19.2 Street (St) and Avenue (Ave): North-South oriented

3.2.3.19.3 Drive (Dr) and Road (Rd): East-West oriented

3.2.3.19.4 Court (Ct), Place (Pl), Cove (Cv) or Point (Pt): Dead end streets

3.2.3.19.5 Trail (Trl), Path (no abbreviation), or Bend (Bnd): Multi-directional or curvilinear roadway in which the dwelling/structure numbering is based on the N-S addressing grid axis

3.2.3.19.6 Lane (Ln), Terrace (Ter) or Way (no abbreviation): Multi-directional or curvilinear roadway in which the dwelling/structure numbering is based on the E-W addressing grid axis

suffixes not allowed on Honorary signs

SE 1st St
SE 5th St
SE 11th St
SE 12th St
SE 13th St
SE 22nd St
SE 35th St
SE 42nd St
SE 50th St
SE 20th St (aka SE Orilla Rd)

The following numbered roadways were changed Feb. 9, 2015 and shall not be used:

SE 4th St changed to SE Browns Woods Place
SE 6th Ct changed to SE Browns Woods Ridge
SE 7th Dr changed to SE Browns Woods Lane
SE 8th St changed to SE Soteria Avenue
SE 9th Lane changed to SE Browns Woods Cove
SE 14th St changed to SE Walnut Woods Court

3.2.3.16.3 South of the Raccoon River and west of Interstate 35: in addition to existing SW 54th St and SW 56th St, for spatial location purposes, north-south oriented roadways shall be intermittently numbered (approximately every ten (10) blocks). All other roadways, regardless of direction shall be named.

3.2.3.16.4 Parallel roadways shall not have the same root name. In situations where street spacing or alignment prevents the numbering of north-south streets without duplication of a neighboring roadway's root name, such roadways shall be named.

3.2.3.16.5 Numbers used as roadways names shall not be spelled out (e.g., First Street is incorrect)

3.2.3.17 Roadway Continuity/Intermittent Roadway Names

3.2.3.17.1 If a proposed roadway is a natural extension of or is in general alignment with an existing roadway and within the line of sight, it shall have the same root roadway name as the existing roadway.

3.2.3.17.2 If a roadway is terminated by a void of unimproved land and it continues on the same bearing beyond the void, it may continue with the same roadway name as long as future development of the void is possible. Such a roadway is a temporary 'stub street' and a roadway connection should be made when the void is developed.

3.2.3.17.3 In the case of permanent voids (river, pond, closed RR crossing, undevelopable land (physical or environmental characteristics prevent future development) where a portion of a roadway is permanently closed or non-continuous, the roadway should have different names on each side of the void