

CITY OF WEST DES MOINES STAFF REPORT COMMUNICATION

Meeting Date: August 17, 2022

ITEM: Greater Des Moines Supportive Housing, 3535 Westown Parkway – Approval to establish a residential use with holistic support services under SIC 836 Residential with Care use – Greater Des Moines Supportive Housing – PC-005682--2022

RESOLUTION: Approval to Establish Land Use

Background: The applicant, Emily Osweiler with Greater Des Moines Supportive Housing, with permission from the property owner, Valley West Inn, LLC, requests approval of a Permitted Conditional Use for that property located at 3535 Westown Parkway. Specifically, the applicant requests to establish a supportive housing project in which residents lease an apartment but have available support services to assist with improving their living circumstances.

Staff Review & Comment:

- ***History:*** Greater Des Moines Supportive Housing would be a new organization to the City as well as operating a new housing concept. The building that is proposed to be inhabited by Greater Des Moines Supportive Housing is the former Valley West Inn located at 3535 Westown Parkway. The building has suffered several fires and vandalism and needs extensive repair. There are 142 rooms/units in the building and a former restaurant. The restaurant will not be replaced, the pool will be filled in and the 142 units will be converted to apartments for rent.
- ***Staff Comments:*** Staff supports the request to locate the use at 3535 Westown Parkway due to the proximity to groceries, transit, shopping opportunities and possible employment opportunities. The project is a residential use so parkland dedication will occur on site where the pool is currently.

Parking for this use is identified through a recent city code amendment that requires a minimum of one space per two units and one space per employee. The site has parking for a hotel at one space per room (142 spaces); the supportive housing use indicates that each unit will be single occupant and it is anticipated that not everyone will have a vehicle. Staff is satisfied there is sufficient parking on site to accommodate the use.

Since the building is damaged and anticipated to be renovated on the exterior, a Minor Modification development application will need to be submitted to review changes to the windows, exterior modifications, filling in the pool and any other site or exterior building changes. At that time the Parkland Dedication agreement will be prepared and signed.

Attached to the staff report are several letters from neighboring property owners or businesses related to the use.

The City is providing housing assistance funds to the project.

- ***Traffic Analysis Findings:*** The proposed land use is expected to generate less traffic than the former land use; based upon review of the current road network there is adequate capacity to handle the generated traffic.

The site's western access on Westown Parkway is approximately 75 feet from 36th Street

and the eastern access is approximately 75 feet from the neighboring Iowa Realty driveway. Not recommended with this permitted conditional use permit, future development of the site may require the western driveway to be relocated to 36th Street and the eastern driveway combined with the Iowa Realty driveway.

Recommendation: Approve the Permitted Conditional Use request, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser, AICP

Approval Meeting Date:

Board of Adjustment	August 17, 2022
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Staff Report Reviews:

<input type="checkbox"/> Development Coordinator (or) <input checked="" type="checkbox"/> Director <input checked="" type="checkbox"/> Legal Department

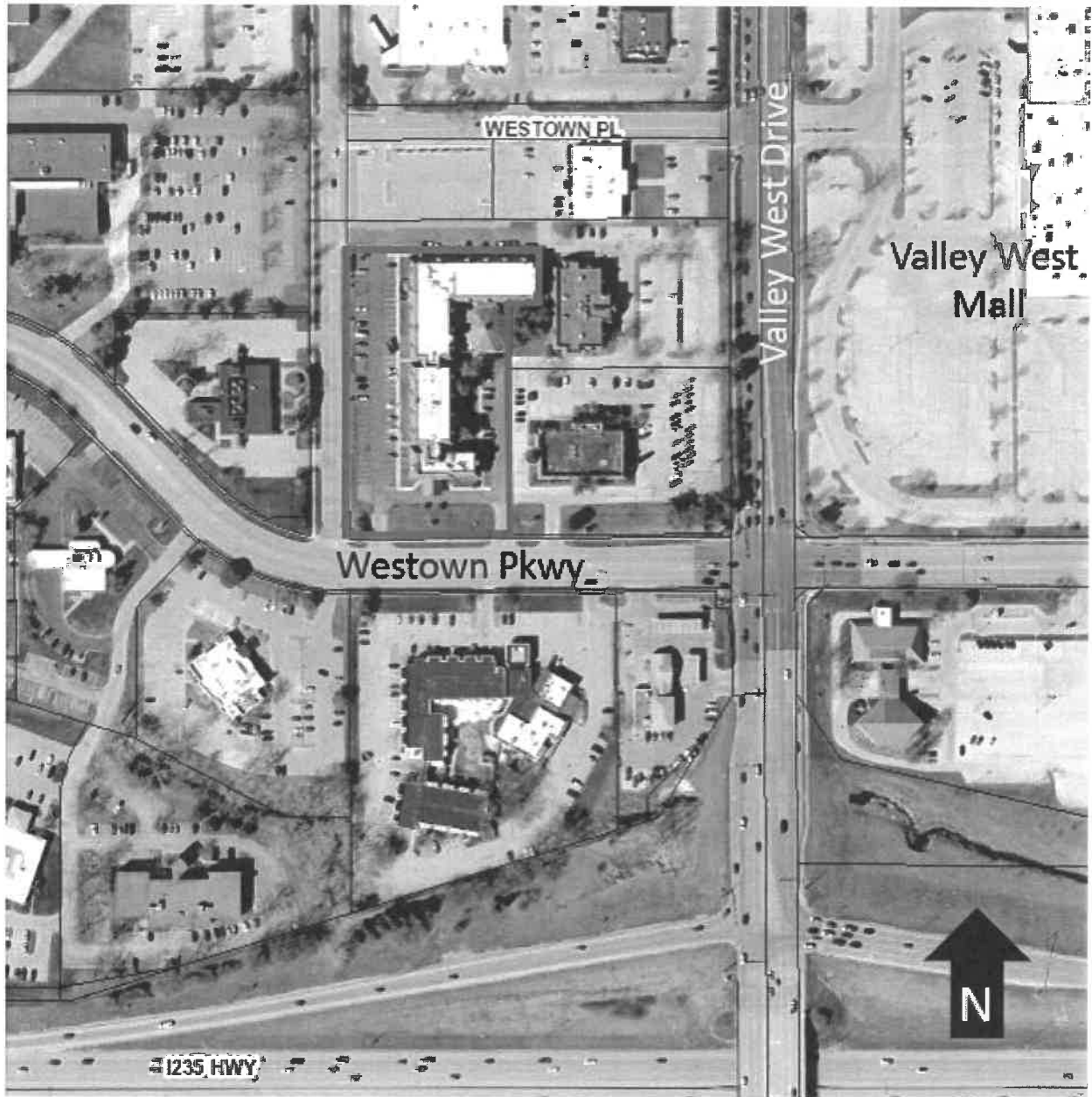
Publications (if applicable)

Published In:	Des Moines Register Community Section
Date(s) Published	8/5/22
Date(s) of Mailed Notices	8/2/22

Council Subcommittee Review (if applicable)

Subcommittee	Development & Planning			
Date Reviewed	6/20/22			
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>	No Discussion <input type="checkbox"/>

Location Map



Prepared by: Kara Tragesser, City of West Des Moines Development Services Dept., 515-222-3620
When Recorded, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA
Return to: 50265-0320

RESOLUTION NO. BOA-2022-12

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE
CITY OF WEST DES MOINES, APPROVING A PERMITTED CONDITIONAL USE PERMIT
TO ALLOW A RESIDENTIAL USE WITH SUPPORTIVE CARE AND SERVICES (SIC 836)
FACILITY**

WHEREAS, pursuant to the provisions of Title 9, Zoning, of the West Des Moines Municipal Code, the applicant, Greater Des Moines Supportive Housing, with permission of the property owner, Valley West Inn, LLC, request approval of a Permitted Conditional Use permit for that property located at 3535 Westown Parkway and legally described in attached Exhibit 'B'. The applicant is requesting approval allowing a 142-unit residential use with supportive care and services (SIC 836); and

WHEREAS, studies and investigations were made, and staff reports, and recommendations were submitted which is made a part of this record and herein incorporated by reference; and

WHEREAS, the request complies with applicable findings and provisions of Title 9, the Comprehensive Plan and City Code; and

WHEREAS, on this day this Board of Adjustment held a duly noticed Public Hearing to consider the Permitted Conditional Use permit application.

NOW, THEREFORE, The Board of Adjustment hereby approves the Permitted Conditional Use permit (PC-005682 -2022) subject to compliance with all the conditions in the staff report, dated August 17, 2022, including conditions added at the meeting, and attached hereto as Exhibit " A". Violation(s) of any such condition(s) shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on August 17, 2022.

Michele Stevens, Chairperson
Board of Adjustment

ATTEST:

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Board of Adjustment of the City of West Des Moines, Iowa, at a regular meeting held on August 17, 2022, by the following vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Recording Secretary

Exhibit A: Conditions of Approval

None

Exhibit B: Legal Description

Lot 3 Valley West Plat 1, an official plat now in an forming a part of the
City of West Des Moines, Polk County, Iowa

Greater Des Moines Supportive Housing

PO Box 79
Johnston, IA 50131
Emily@gdmsh.org
www.gdmsh.org



July 28, 2022

City of West Des Moines City Council
4200 Mills Civic Parkway
West Des Moines, IA 50265

RE: Valley West Inn Ordinance Amendment
3535 Westown Parkway, West Des Moines, IA

Dear Council Members,

Thank you for your consideration of Greater Des Moines Supportive Housing's ordinance amendment request, which will allow us to convert the vacated Valley West Inn to a 144-unit affordable housing campus with accompanying supportive services.

The Greater Des Moines Supportive Housing's Board of Directors and staff have met with many surrounding neighbors who have indicated support for our project. Several neighbors provided letters of support for several of our recent funding applications. Attached are letters from:

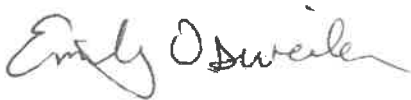
- Hamilton's Funeral & After Life Services (3601 Westown Parkway)
- Knapp Properties (5000 Westown Parkway, Suite 400)
- Goodwill Industries of Central IA (1600 Valley West Drive)
- Polk County Supervisor Angela Connolly
- Valley Church

Additionally, we have had positive conversations with:

- Hy-Vee (1700 Valley West Drive)
- Iowa Realty (3501 Westown Parkway)
- West Bank (3330 Westown Parkway-new location)

Thank you for your consideration of this request.

Sincerely,



Emily Osweiler, CEO Greater Des Moines Supportive Housing

Cc: Kara Tragesser, AICP
Ryan Jacobson, City Clerk



HAMILTON'S
SINCE 1913

FUNERAL & AFTER LIFE SERVICES

May 27, 2022

RECEIVED

JUN 02 2022

By

Polk County Housing Trust Fund
Eric Burmeister/Development Committee
505 5th Avenue #1000
Des Moines, IA 50309

Dear Eric and Development Committee Team Members,

I am writing in support of Greater Des Moines Supportive Housing's proposal to rehab and convert the Valley West Inn property located at 3535 Westown Parkway, West Des Moines, to a 142-unit affordable housing campus. This property is located across from one of our funeral Home locations: Hamilton's on Westown Parkway, 3601 Westown Parkway. The American Rescue Plan Act funding will be vital in helping them to launch this housing program.

Hamilton's has a long and notable history in the Greater Des Moines area, have become established as a family-owned business in 1913. We feel that Greater Des Moines Supportive Housing will be a wonderful addition to our Westown Parkway community. Their mission of offering housing stability through safe and affordable apartments and supportive services promotes some of our same core values, including caring, connection, and dignity.

Thank you for your investment in making the Greater Des Moines area a wonderful place to live for all community members. We appreciate your consideration of Greater Des Moines Supportive Housing's funding request.

Sincerely,

Sasha J. Mudlaff, M.A.
Owner, Vice President
Hamilton's Funeral Home

Hamilton's • 605 Lyon St. • Des Moines, IA 50309 • Fax (515) 243-0422 • Phone (515) 243-5221
Hamilton's near Highland Memory Gardens • 121 N.W. 60th Ave. • Des Moines, IA 50313 • (515) 289-2442
Hamilton's on Westown Parkway • 3601 Westown Pkwy. • West Des Moines, IA 50266 • (515) 224-0078
Hamilton's Southtown • 5400 S.W. 9th St. • Des Moines, IA 50315 • (515) 285-3911
Hamilton's Altoona • 105 4th St. S.W. • Altoona, IA 50009 • (515) 967-4272
Hamilton's Mitchellville • 303 Center Ave. S. • Mitchellville, IA 50169 • (515) 967-0778
Hamilton's Crematory • 121 N.W. 60th Ave. • Des Moines, IA 50313 • (515) 289-2442
Hamilton's Academy of Grief & Loss • 3601 Westown Pkwy • West Des Moines, IA 50266 • (515) 697-3686
Hamiltons@HamiltonsFuneralHome.com • www.HamiltonsFuneralHome.com



June 10, 2022

Dear Funding Partners,

I am writing to express my support for Greater Des Moines Supportive Housing's proposal to rehab and convert the Valley West Inn property located at 3535 Westown Parkway, West Des Moines, to an affordable housing campus. American Rescue Plan Act, National Housing Trust Fund, and the State of Iowa Workforce Housing Tax Incentive Program funding opportunities will be essential to this project's success and provide significant leverage support necessary to obtain additional funding.

As a member of this Westown Parkway community, the Knapp organization wants to ensure this area thrives and is successful. I have met with the Greater Des Moines Supportive Housing Board President, Jim Beal, and am confident in their plans to rehab the hotel into approximately 142 affordable apartments and provide necessary supportive services to the residents. Their staff has extensive experience in housing and working with vulnerable populations, including extremely low-income and individuals who are experiencing homelessness.

Approval of Greater Des Moines Supportive Housing's funding applications will result in an increased number of affordable housing units, which are sorely needed, and an improved Westown Parkway community. I appreciate your thoughtful consideration of this request.

Sincerely,



Chris Costa
President & CEO
Knapp Properties, LC



GOODWILL INDUSTRIES OF CENTRAL IOWA

Mary Hunter, President & CEO

5355 NW 86th Street

Johnston, IA 50131

515.265.5323

www.dmgoodwill.org

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Bridget Tancos

Josh Vogeler

Steve Whitty

Advisory Board

Warren Erickson

Dave Jones

June 21, 2022

Dear Funding Partners,

I am writing to convey my support for Greater Des Moines Supportive Housing's proposal to rehab and convert the Valley West Inn property located at 3535 Westtown Parkway, West Des Moines, to an affordable housing campus. The property is located near our Goodwill retail store at 1600 Valley West Drive. American Rescue Plan Act, National Housing Trust Fund, and the State of Iowa Workforce Housing Tax Incentive Program funding opportunities will be essential to this project's success and provide significant leverage support necessary to obtain additional funding.

Goodwill of Central Iowa looks forward to welcoming the Greater Des Moines Supportive Housing organization and residents to our community. Their housing development plans will add a layer of stability to our business area. We are also pleased to learn of their future plans to implement employment and job training programs and believe there are opportunities for collaboration between our two organizations.

Approval of this funding application will enhance our business district, address the need for more affordable housing units in Polk County, and provide natural collaborative opportunities for our organizations. We ask that you give favorable consideration to this funding request.

Regards,

A handwritten signature in cursive script that reads 'Mary Hunter'.

Mary Hunter
President | CEO





COUNTY OF POLK
Board of Supervisors

111 Court Ave, Suite 300
Des Moines, Iowa 50309-2214
Ph. 515.286.3120
Fax. 515.323.5225
www.polkcountyiowa.gov

Angela Connolly, 2nd District
Ph 515.286.3117
Email:
angela.connolly@polkcountyiowa.gov

June 27, 2022

Dear Funding Partners,

I am pleased to submit this letter in support of Greater Des Moines Supportive Housing's proposal to rehab and convert the Valley West Inn property located at 3535 Westown Parkway, West Des Moines, to a 144-unit affordable housing campus. The program will offer a comprehensive menu of support services designed to help the residents be successful and maintain housing. National Housing Trust Fund and the State of Iowa Workforce Housing Tax Incentive Program funding opportunities will be essential to this project's success and provide significant leverage support necessary to obtain additional funding needed for this project's completion.

We know there is a serious shortage of affordable housing in our community and commend the efforts of Greater Des Moines Supportive Housing and the City of West Des Moines to address this critical issue. This housing model will add needed permanent housing with supportive services for some of our most vulnerable, including those experiencing homelessness and those who are extremely low income. Additionally, specialized services will be available for individuals who have experienced a brain injury and those who need support to safely age-in-place

Although a new organization, this team has extensive knowledge of homelessness issues, affordable housing needs, financing strategies, and the necessary supportive services to assist vulnerable individuals to become housing stable. This new housing model promises to foster innovation and strengthen our community's housing network.

Your consideration of support for Greater Des Moines Supportive Housing is appreciated.

Sincerely,

Angela Connolly
Polk County Supervisor

May 26, 2022

Polk County Housing Trust Fund
Eric Burmeister/Development Committee
505 5th Avenue #1000
Des Moines, IA 50309

Dear Eric and Development Committee Team Members,

I am writing in support of the Greater Des Moines Supportive Housing organization's intention to construct a new supportive housing campus in the Greater Des Moines area. Their plan will develop approximately 142 new units to support the affordable housing needs of some of our most vulnerable community members. The American Rescue Plan Act funding will be vital in helping them to launch this housing program.

A foundational tenet at Valley Church is based on Galatians 5:14, "Love your neighbor as yourself." We were pleased to learn of Greater Des Moines Supportive Housing's mission of offering housing stability through safe and affordable apartments and integrative resources while creating a community of belonging to some of our most vulnerable community members. We believe their program mirrors our beliefs that we are entrusted to care for one another and have compassion for those in need.

We understand that the Greater Des Moines Supportive Housing program is new to our community. However, we are familiar with several of their staff and board members. These individuals are steeped in improving the quality of life. They encourage partnerships and have impressive records of service to our community. More importantly, they lead with compassion and genuinely are invested in meeting the needs of the unserved and underserved through innovative, effective, and efficient programming.

We are excited to see this critically important program develop and serve our Greater Des Moines community. As we are all aware, the need for affordable housing options is great. As the program develops, we look forward to learning how our church family can support their residents through acts of service.

Thank you for the opportunity to express our support for this crucial affordable housing program. We appreciate your consideration of their funding request.

Kind regards,



Jeremy Dyvig
Director of Community Bridges
Valley Church/Valley Community Center