



## **Drake Neighborhood Association**

*Established in 1979*

*"I-235 to Franklin Ave. & 42<sup>nd</sup> St. to Martin Luther King Jr. Pkwy"*

P.O. Box 41128  
Des Moines, Iowa 50311  
271-4663  
President: 205-2158; fax 244-4618  
E-mail: [info@drakeneighborhood.org](mailto:info@drakeneighborhood.org)  
Web: [www.drakeneighborhood.org](http://www.drakeneighborhood.org)

### **Board of Directors**

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| David Courard-Hauri, Pres | Patti McKee     |
| Carl McPherson, V.P.      | Dolph Pulliam   |
| Trish Davis, Treas.       | Eddie Robinson  |
| Bill LaHay, Secretary     | Jennifer Sayers |
| Dean Blum                 | Heidi Wessels   |
| Joachim Jonassen          | Marty Schmitt   |
| Daniel Koenig             |                 |
| Jennifer Lawler           |                 |

September 21, 2005

Keith Price  
First Realty East Regional  
4430 E. University Ave.  
Pleasant Hill, IA 50327

September 14, 2005

Dear Mr. Keith Price:

I am writing you regarding the property at 1091 26<sup>th</sup>, Des Moines managed by Aaron Bennett, an agent in your office.

My reason for contacting you is not only that Mr. Bennett uses the First Realty East Regional address as his contact for the property, but also he is neglecting his duty as a real estate broker to protect the public. Under Iowa Code 543B.29(3), a real estate broker who "engag[es] in unethical conduct or practice harmful or detrimental to the public" may have his or her license revoked or suspended by the Real Estate Commission.

Earlier this summer, neighbors began to notice an extreme amount of traffic, both on foot and by vehicle, to an apartment in this building at all hours of the day and night. Aside from being a nuisance, the activities described were similar to those of a typical "drug house". They usually indicate that a resident of the building is involved in the drug trade or is otherwise associated with persons who are. Acting on neighbors' complaints, Lt. Jeff Aldrich of the Des Moines Police Department investigated and discovered that a known meth user and dealer lived in the apartment. In fact, Mr. Bennett admitted to Lt. Aldrich of the Des Moines Police Department that he did not screen the tenant at all. While we are thankful that Mr. Bennett evicted the tenant at the end of July, neighbors were forced to live with weeks of dangerous and volatile drug activity as a result of his negligence.

Our experience with drug houses in the neighborhood in years past indicates that, if a problem does exist, it will undoubtedly get worse with time. Drug dealers are encouraged by the lack of action on the part of the landlord and community. For this reason, I am requesting on behalf of the Drake Neighborhood Association that you ask Mr. Bennett to dramatically improve his tenant screening procedures.

We would welcome the opportunity to meet with you and Mr. Bennett to discuss the property and work with him on improving his tenant screening procedures. In the past we've held such meetings with the landlord of a problem property, neighbors, the neighborhood association, representatives of the Des Moines Police Department, Drake University representatives and City Housing Code Enforcement officer Ed Leedom. Improved tenant screening not only helps the neighborhood, but lessens the headaches landlords must deal with by keeping out problem tenants. As the neighborhood surrounding 1091 26<sup>th</sup> St. has significantly improved, we ask that Mr. Bennett work with us to improve the property as well.

Please feel free to contact me if you have any questions regarding this matter. My phone number is 515-271-3812.

Sincerely,

David Courard-Hauri, President  
Drake Neighborhood Association

cc: SPO Larry Rogers, Vice/Narcotics Section  
Sgt. Debra Richardson, DMPD  
Dolph Pulliam, Drake University  
Ed Leedom, City Housing Code Enforcement  
Edward Berlin



## **Drake Neighborhood Association**

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September 12, 2005

RE: Suspension of demolition plans for 1104 26<sup>th</sup> St.

To the Members of the Des Moines City Council,

I am writing to support the petition of Larry James, Jr. to suspend the demolition of the structure located at 1104 26<sup>th</sup> St. Historic preservation is very important to the Drake Neighborhood Association, and we feel that the presence of this house would be a very positive feature in our neighborhood if properly renovated. While I would be hesitant to request suspension if there was no interest in rehabbing the property, Mr. James has expressed his desire to do so. Mr. James has an excellent record of historic renovation, and we agree with his assessment that this house can be advantageously improved. Such action would not only strengthen the historic nature of the neighborhood, but would retain an valuable structure on the city tax rolls.

If you have any questions, please do not hesitate to contact me at: 271-3812, or

david.courard-hauri@drake.edu.

Thank you for your consideration.

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association



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October 19, 2006

To Whom It May Concern:

On October 11, 2006, the Drake Neighborhood Association Board of Directors voted to support the project at 1809 22<sup>nd</sup> Street that Kate Ridge, Kris Clements, and the National Affordable Housing Foundation are working on in our neighborhood. We support their effort to renovate this building, as we believe that they will be able to improve the existing property significantly. Moreover, it appears that there are some other projects with the same type of homes that these individuals have included in their proposal, and we support these as well.

At this time, we have not had a chance to contact the most directly affected neighbors. If we hear from them that there are reasons why they oppose these projects then we may reconsider our support, in which case we will contact you. However, we view this as unlikely.

If you have any questions, please feel free to contact me at: 277-6885, or [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu).

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association



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**Needs to be on new letterhead.**

January 4, 2006

Mr. Mike Lake  
20 W 59<sup>th</sup> Street  
Minneapolis, MN 55419-2420

RE: 28<sup>th</sup> Street Properties- 1005, 1007, 1009, 1011, 1025

Dear Mr. Lake:

As you are by now aware from previous discussions from neighbors, our association members, and discussions with Sgt. Deb Richardson and others from the Des Moines Police Department, there have been several police calls to your properties listed above.

Throughout the summer months, neighbors have complained about large and noisy gatherings on this property. In addition to the gatherings, they've noticed an extremely large number of visitors to the property. The visitors—who arrive both on foot and by vehicle—usually stay for only a few minutes. Residents have noted public urination, domestic assault, loud cars coming and going, etc..

Aside from being a nuisance, the activities described are similar to those of a typical "drug house". They may indicate that a resident of the building is involved in the drug trade or is otherwise associated with persons who are. Our experience with drug houses in the neighborhood in years past indicates that, if a problem does exist, it will undoubtedly get worse with time. Drug dealers are encouraged by the lack of action on the part of the landlord and community.

For the reasons outlined above, I am requesting on behalf of the Drake Neighborhood Association that you abate the problems in the quickest way possible. In past conversations, you noted you are unable to terminate residents 'without cause'. However, according to Iowa law, there are several additional steps you can take to evict the problem tenants. If a tenant fails to comply with a provision of the lease, rules or Iowa Code, the landlord may terminate the tenancy for material noncompliance. (Iowa Code 562A.27(1)) The violations covered in this section are generally of two types: One time incidents (loud party, fight etc.), or ongoing violations (illegal pet etc.) The landlord must give written notice stating the exact nature of the violation and a statement that if the violation is not remedied within seven days, the tenancy will terminate. If substantially the same violation occurs in the next six months, the landlord may terminate the tenancy with a seven-day notice of termination of tenancy with no cure period allowed.

In addition, if a tenant creates a clear and present danger to the landlord, the landlord's employees, or other tenants, the landlord may terminate the tenancy. (Iowa Code 562A.27(1)) "Clear and Present Danger" includes: Physical assault or the threat of assault, illegal use of a firearm or other weapon, or illegal possession of a controlled substance. The landlord must give written three-day notice to quit specifying the reason for the termination, that the tenancy terminates immediately, and that the tenant has three days to vacate. There is no cure period allowed.

Finally, we would strongly encourage you to use month-to-month leases. The advantage of this is if you find that a tenant is a problem you may terminate them without cause with a thirty-day notice to quit. Many landlords in the neighborhood have used month-to-month leases with great success.

As the owner of a rental property, you are probably aware that there are also several legal reasons you should move quickly to insure a problem does not exist in this property. The first is the city of Des Moines' "Specified Crime Property Ordinance". This ordinance allows the city to fine the owner of a property if there is a "preponderance of evidence" that a specified crime - such as drug dealing, prostitution or bootlegging - is being allowed to occur there without action by the owner. The penalties under the ordinance are \$500 for the first offense and \$750 for future offenses. If the owner allows such activities to continue, we assume the property could ultimately be boarded up as a nuisance.

The other reasons to move quickly are State and Federal forfeiture laws. If it can be proved that the owner had knowledge that an illegal activity such as drug dealing was occurring in a property in which an arrest is made, the government can seize that property.

Again, I ask that you quickly abate the problems associated with this property as quickly as possible. We would appreciate being informed of your actions and timetable for the resolution these problems.

Please feel free to contact me if you have any questions regarding this matter. My phone number is (515) 277-6885 (home) or (515) 271-3812 (work). You can also reach me via e-mail at: david.courard-hauri@drake.edu

Sincerely,

David- Courard- Hauri  
Drake Neighborhood Association

cc: Sgt. Deb Richardson, DMPD  
SPO Larry Rogers, Vice/Narcotics Section  
David Maxwell, President of Drake University  
John Sarcone, Polk County Attorney





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| Joachim Jonassen          | Heidi Wessels   |
| Bill LaHay                | Bruce Wilson    |

December 15, 2006

RE: 3013 University Avenue

Bill Gray, Chair, Board of Adjustment  
602 Robert D. Ray Drive  
Des Moines, IA 50309

Dear Mr. Gray,

The Board of the Drake Neighborhood Association recently voted to support the zoning variance being requested for the former Thode's Sporting Goods store at 3013 University Ave. Bruce Gerleman attended our meeting on December 13<sup>th</sup>, and spoke with us about his plans for a barbeque restaurant there.

There were concerns among the Board that three parking spaces does seem like a small number for a 92-seat restaurant, but a majority felt that the restaurant's site will allow for significant pedestrian traffic. Many also expressed the feeling that the City's parking requirements do not fit well with the needs of our neighborhood, and the Wallgreens parking lot was held up as an example a number of times (P&Z required a large number of parking spaces, necessitating the demolition of homes, but Board members were at a loss to recall an instance of a car parking in the southern half of the lot). This is not to say that we think parking availability should not be taken into account, but the Board felt that concerns about increased pressure on street parking were outweighed by the benefits of 1) retaining a historically interesting building; 2) bringing an exciting restaurant option to a site with significant pedestrian and student traffic; and 3) continuing to encourage pedestrian traffic in an area where we feel the City underestimates its significance. Some members of the Board also expressed the concern that, in the absence of a waiver, the property would cease to be commercially viable, resulting in a significant loss for the current owner.

In sum, the Board of Directors of the Drake Neighborhood Association feels that Mr. Gerleman's proposed restaurant would represent an enhancement of our community, and we are excited to see it proceed.

Sincerely,

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October 20, 2005

Dear Allen,

The Drake Neighborhood Association wanted to send you a formal "Thank You" for your wonderful work on the Parade of Painted Homes project. It is hard to think of anything that can spruce up a house like a new coat of paint, and to see a whole block transformed is incredible! I went by to check it out after you all had finished, and I was amazed—it looked so beautiful!

This project has huge implications for our neighborhood, and the improved perceptions among passersby and homeowners alike are beyond easy valuation. Moreover, the way you put it all together turned it into a real chance for Drake students to interact with their neighbors, and in that way has also helped to build a little more social capital in this area.

I cannot thank you enough for your work! We really do appreciate it, and hope that you'll think of us in the future if you are crazy enough to do this again!

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The Honorable Lenoard Boswell  
United States Congressman  
1427 Longworth Building  
Washington, D.C. 20515

March 22, 2005

### **RE: Proposed Elimination of the HUD Community Development Block Grant (CDBG) Program**

Dear Congressman Boswell,

As members of the Drake Neighborhood Association's Board of Directors, we felt compelled to urge you to continue fighting to save HUD's Community Development Block Grant Program (CDBG).

It is our understanding the President's FY 2006 budget proposes to eliminate the HUD CDBG program by folding it into an economic development program operated by the Commerce Department. The proposed program will be funded at less than half of what CDBG currently receives.

The Office of Management and Budget (OMB), has informed the President that CDBG is ineffective because it is not specific and targeted. In the case of our neighborhood, and many others in Des Moines, Iowa, this is simply inaccurate.

CDBG is the oldest and most successful of the block grant programs. It forms a partnership between the federal government and cities/states that allows a wide variety of activities that address needs that are locally determined. Cities can use the funds for a wide variety of affordable housing programs, human services, economic development, code enforcement, street, sewer and side walk repairs, job training and homeless assistance – to name a few. These programs have contributed to the success of revitalizing our neighborhood not only in the visual improvements we see every day but also in allowing citizens to be part of the revitalization process. All the programs have to primarily benefit low-/moderate-income households. The very reasons for OMB's criticism are the strengths that have made the program successful – a wide variety of uses that are locally determined from community input.

On behalf of our thriving and diverse neighborhood located in Des Moines, Iowa, we ask that you strive to protect the CDBG. We will continue to benefit and grow due to the many ways the grant serves our population.

---

David Courard-Hauri, President  
Drake Neighborhood Association  
Des Moines, Iowa

cc: Des Moines Mayor Frank Cownie

Des Moines City Council



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Des Moines, Iowa

cc: Des Moines Mayor Frank Cownie

Des Moines City Council





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December 16, 2005

Dear David,

I wanted to write to express the concern of the Drake Neighborhood Association regarding the decision-making process for using the Drake Stadium for Roosevelt High School night football games. I want to begin by saying that the DNA is not necessarily opposed to having Drake host Roosevelt football games. Some members of the Board have expressed to me that it will be a significant benefit to be able to walk to games, and they are looking forward to the opportunity, although certainly member sentiment is more complex than this overall. The concern that we have is not with the decision, but with the process.

It is true that this has been mentioned as a possibility for some time now. However, as I understand it, when neighborhood members tried to discuss their concerns at the Neighborhood Advisory meeting in September, they were told that the time was not appropriate to have that conversation because no decisions were being made yet. At the scheduled time for the next meeting in December, a decision had, in fact, already been announced to the press.

Before the decision was made, there was an opportunity to have a conversation with residents, who could express concerns and perhaps reach solutions where everybody would benefit. Instead, people now feel that the decision was made behind their backs, and this has added to frustration with Drake for folks in that part of the neighborhood.

A number of people living in that part of the neighborhood feel that they have stuck their necks out by arguing that residents should engage Drake in a collaborative process rather than a confrontational one. A serious concern that I have is that the appearance in this process is that people were strung along, feeling that they would have input regarding how to make this positive for all involved, and then suddenly the decision was made. This strengthens the hand of those who argue that Drake cannot be trusted to consider neighborhood concerns, and I am afraid that choices like this undermine in a small way some of the very good will that you have cultivated with the DNA and especially residents north of Drake.

If you recall, the vehemence from the North Drake neighbors on the topic of the stadium expansion was based in a feeling that this came as a surprise to them, and had not had a chance to register legitimate concerns or discuss possible solutions. Much of that anger dissipated when you pledged to be more inclusive in future decisions, and set up the Neighborhood Advisory Group. However, old rancor dies hard, and I would ask that in the future you take more seriously their need to be heard on issues that affect their home lives significantly.

Thanks for listening,

David Courard-Hauri  
President, Drake Neighborhood Association



Established in 1979

"I-235 to Franklin Ave. & 42<sup>nd</sup> St. to Martin Luther King Jr. Pkwy"

P.O. Box 41128  
Des Moines, Iowa 50311  
271-4663  
President: 205-2158; fax 244-4618  
E-mail: [info@drakeneighborhood.org](mailto:info@drakeneighborhood.org)  
Web: [www.drakeneighborhood.org](http://www.drakeneighborhood.org)

**Board of Directors**

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| Trish Davis, Treas.       | Eddie Robinson  |
| Bill LaHay, Secretary     | Jennifer Sayers |
| Dean Blum                 | Heidi Wessels   |
| Joachim Jonassen          | Marty Schmitt   |
| Daniel Koenig             |                 |
| Jennifer Lawler           |                 |

December 16, 2005

Dear David,

I wanted to write to express the concern of the Drake Neighborhood Association regarding the decision-making process for using the Drake Stadium for Roosevelt High School night football games. I want to begin by saying that the DNA is not necessarily opposed to having Drake host Roosevelt football games. Some members of the Board have expressed to me that it will be a significant benefit to be able to walk to games, and they are looking forward to the opportunity, although certainly member sentiment is more complex than this overall. The concern that we have is not with the decision, but with the process.

It is true that this has been mentioned as a possibility for some time now. However, as I understand it, when neighborhood members tried to discuss their concerns at the Neighborhood Advisory meeting in September, they were told that the time was not appropriate to have that conversation because no decisions were being made yet. At the scheduled time for the next meeting in December, a decision had, in fact, already been announced to the press.

Before the decision was made, there was an opportunity to have a conversation with residents, who could express concerns and perhaps reach solutions where everybody would benefit. Instead, people now feel that the decision was made behind their backs, and this has added to frustration with Drake for folks in that part of the neighborhood.

A number of people living in that part of the neighborhood feel that they have stuck their necks out by arguing that residents should engage Drake in a collaborative process rather than a confrontational one. A serious concern that I have is that the appearance in this process is that people were strung along, feeling that they would have input regarding how to make this positive for all involved, and then suddenly the decision was made. This strengthens the hand of those who argue that Drake cannot be trusted to consider neighborhood concerns, and I am afraid that choices like this undermine in a small way some of the very good will that you have cultivated with the DNA and especially residents north of Drake.

If you recall, the vehemence from the North Drake neighbors on the topic of the stadium expansion was based in a feeling that this came as a surprise to them, and had not had a chance to register legitimate concerns or discuss possible solutions. Much of that anger dissipated when you pledged to be more inclusive in future decisions, and set up the Neighborhood Advisory Group. However, old rancor dies hard, and I would ask that in the future you take more seriously their need to be heard on issues that affect their home lives significantly.

Thanks for listening,

David Courard-Hauri  
President, Drake Neighborhood Association



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September 15, 2005

To Whom It May Concern:

On September 14, 2005, the Drake Neighborhood Association Board of Directors voted to support the redevelopment plan produced by the Forest Avenue Committee, and in particular to support the acquisition of properties to the north side of Forest Avenue between 22<sup>nd</sup> and 23<sup>rd</sup> Streets.

The neighborhood association has been actively involved in this revitalization project for a number of years now, and we believe that the hard work of the committee has paid off in a plan with significantly positive impact potential for the Forest Avenue corridor.

We do hope that every effort will be made to take the concerns of the affected residents into account, and are glad to hear that a meeting has been planned to hear those concerns on the 19<sup>th</sup> of September.

If you have any questions, please do not hesitate to contact me at 271-3812 or [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu).

Thank you for your time and consideration.

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association



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| Bonnie Hall               |                 |
| Bruce Wilson              |                 |

July 3, 2006

RE: Intersections at Kingman Blvd. and 42<sup>nd</sup> Street, and 35<sup>th</sup> and University

Gary Fox  
Traffic and Transportation  
602 Robert Ray Drive  
Des Moines, IA 50309

Dear Mr. Fox,

The Drake Neighborhood Association would like to request traffic studies for the intersections at Kingman Blvd and 42<sup>nd</sup> Street, and 35<sup>th</sup> Street and University. Residents living near both of these intersections have spoken at our meetings and reported numerous accidents and near-accidents. We believe traffic studies would indicate a need for stoplights at both sites.

Kingman Boulevard is a major east-west street in our neighborhood, but it intersects with 42<sup>nd</sup> at a 2-way stop sign. Many accidents have occurred at this intersection as both pedestrians and vehicles attempt to cross or merge onto 42<sup>nd</sup> after long and frustrating waits during some periods of the day.

Because 35<sup>th</sup> Street crosses the highway, and for some time yet will support an off-ramp there, lines to get onto University from 35<sup>th</sup> Street can become extremely long. This, coupled with the confusing jog to 34<sup>th</sup> Street (35<sup>th</sup> T's at University), a blocked line of sight up the road, people waiting in turn lanes, and the lack of pedestrian crossing for many blocks around, have led to a number of tragic accidents at this intersection in the last few years.

I sent a similar letter back in September, but have not heard whether anything has been planned in response. Thank you for your consideration of these issues.

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association



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Dear Wanda Everage and the Peer Advisory Board,

I wanted to thank you on behalf of the Drake Neighborhood for all of your great help in organizing the student volunteers on the student work day back in August. I have heard so many glowing comments of appreciation for all of that work that I wanted to pass it along. The work day allowed us to accomplish many tasks that would have been impossible without your help, and the neighborhood is better for it.

Thank you, and thanks to all of the students who helped!

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association





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April 16, 2006

Mr. Mark Caples  
Caples & Sons, LLC  
POB 66044  
West Des Moines, IA 50265-9408

RE: 26<sup>th</sup> Street Properties- 1118 and 1122

Dear Mr. Caples:

As you are by now aware from previous discussions from neighbors, our association members, and discussions with Sgt. Deb Richardson and others from the Des Moines Police Department, there have been several police calls to your properties listed above.

During the last few months, neighbors have complained about numerous activities similar to those of a typical "drug house" (heavy traffic with visitors staying for only a short time, or interacting with residents from their car, tenants refusing searches, trespassing squatters, fights, and so on). They may indicate that a resident of the building is involved in the drug trade or is otherwise associated with persons who are. Our experience with drug houses in the neighborhood in years past indicates that, if a problem does exist, it will undoubtedly get worse with time. Drug dealers are encouraged by the lack of action on the part of the landlord and community.

For the reasons outlined above, I am requesting on behalf of the Drake Neighborhood Association that you abate the problems in the quickest way possible. According to Iowa law, there are several additional steps you can take to evict the problem tenants. If a tenant fails to comply with a provision of the lease, rules or Iowa Code, the landlord may terminate the tenancy for material noncompliance. (Iowa Code 562A.27(1)) The violations covered in this section are generally of two types: One time incidents (loud party, fight etc.), or ongoing violations (illegal pet etc.) The landlord must give written notice stating the exact nature of the violation and a statement that if the violation is not remedied within seven days, the tenancy will terminate. If substantially the same violation occurs in the next six months, the landlord may terminate the tenancy with a seven-day notice of termination of tenancy with no cure period allowed.

In addition, if a tenant creates a clear and present danger to the landlord, the landlord's employees, or other tenants, the landlord may terminate the tenancy. (Iowa Code 562A.27(1))

“Clear and Present Danger” includes: Physical assault or the threat of assault, illegal use of a firearm or other weapon, or illegal possession of a controlled substance. The landlord must give written three-day notice to quit specifying the reason for the termination, that the tenancy terminates immediately, and that the tenant has three days to vacate. There is no cure period allowed.

When making rental decisions, it is extremely important that you carefully screen your tenants. Often when landlords do not call references or check employment status, they find that they are simply renting out to dangerous tenants who have been recently evicted from another site. From the perspective of the Neighborhood, it is critically important that all landlords screen tenants or we simply end up following the same problem renter from one apartment to another. The Des Moines Police Department can help answer questions about how to properly screen tenants.

Finally, we would strongly encourage you to use month-to-month leases. The advantage of this is if you find that a tenant is a problem you may terminate them without cause with a thirty-day notice to quit. Many landlords in the neighborhood have used month-to-month leases with great success.

As the owner of a rental property, you are probably aware that there are also several legal reasons you should move quickly to insure a problem does not exist in this property. The first is the city of Des Moines' "Specified Crime Property Ordinance". This ordinance allows the city to fine the owner of a property if there is a "preponderance of evidence" that a specified crime - such as drug dealing, prostitution or bootlegging - is being allowed to occur there without action by the owner. The penalties under the ordinance are \$500 for the first offense and \$750 for future offenses. If the owner allows such activities to continue, we assume the property could ultimately be boarded up as a nuisance.

The other reasons to move quickly are State and Federal forfeiture laws. If it can be proved that the owner had knowledge that an illegal activity such as drug dealing was occurring in a property in which an arrest is made, the government can seize that property.

Again, I ask that you quickly abate the problems associated with this property as quickly as possible. We would appreciate being informed of your actions and timetable for the resolution these problems.

Please feel free to contact me if you have any questions regarding this matter. My phone number is (515) 277-6885 (home) or (515) 271-3812 (work). You can also reach me via e-mail at: david.courard-hauri@drake.edu

Sincerely,

David- Courard- Hauri  
Drake Neighborhood Association

cc: Sgt. Deb Richardson, DMPD  
SPO Larry Rogers, Vice/Narcotics Section  
David Maxwell, President of Drake University  
John Sarcone, Polk County Attorney



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June 15, 2006

Dear Mr. Jones,

Recently, you purchased properties at 1118 and 1122 on 26<sup>th</sup> Street from Mark Caples. Many in the neighborhood were glad to hear that Mr. Caples would no longer be owning those properties because they had become significant problems in the area, with residents apparently engaging in prostitution, drug trafficking and use, and other illegal and dangerous activities that were detrimental to the neighborhood.

Because these properties will involve oversight and tenant-screening to get them out of the "troubled property" category, the Board of the Drake Neighborhood Association would like to invite you to a meeting to discuss your plans for turning these properties around. While I am aware that sometimes relationships between neighborhood associations and landlords can be difficult, I believe that we can also provide services and help in your work with the Neighborhood Based Service Delivery team to make these recent acquisitions profitable as well as enhancing the neighborhood. I am sure that we all want these properties to be crime-free, and we would like to help ensure that this occurs.

Thank you for your time, and please let me know whether you will be able to attend our meeting. It will be held on July 12<sup>th</sup> at 7:00 pm in the conference room of the Holiday Inn Express (on 24<sup>th</sup> Street just a bit south of University Ave). You can contact me via e-mail at: [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu), or call me at 515-271-3812.

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September 27, 2005

To Whom It May Concern:

I am writing this letter in strong support of the Neighborhood Finance Corporation proposal to rehabilitate the property at 1104 26<sup>th</sup> Street, and convert it from multifamily to a single-family home. We are thrilled that the NFC is interested in taking on this project, and we believe that the results will be dramatic, as the home has a lot of potential. This project is in keeping with our goal as a neighborhood association of returning homes to their originally-intended purpose of housing single families, and using intentionally multifamily structures to accommodate density demands.

If you have any questions or would like to discuss the issue in more depth, please feel free to contact me at 271-3812 or [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu).

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Drake Neighborhood Association



Established in 1979

"I-235 to Franklin Ave. & 42<sup>nd</sup> St. to Martin Luther King Jr. Pkwy"

P.O. Box 41128  
Des Moines, Iowa 50311  
271-4663  
President: 205-2158; fax 244-4618  
E-mail: [info@drakeneighborhood.org](mailto:info@drakeneighborhood.org)  
Web: [www.drakeneighborhood.org](http://www.drakeneighborhood.org)

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| Dean Blum                 | Heidi Wessels   |
| Joachim Jonassen          | Marty Schmitt   |
| Daniel Koenig             |                 |
| Jennifer Lawler           |                 |

April 30, 2006

To Whom It May Concern,

Please find enclosed our application for the Neighborhood Revitalization Program. The Drake Neighborhood is excited to be able to apply for this program for several reasons. First, smart growth and development take careful and thoughtful planning. We are working hard in our neighborhood to encourage the development of dynamic, mixed-use retail/residential areas at the same time as we build upon our strengths as a residential neighborhood that serves as the home of one of the premier universities in the Midwest. However, we often find that we are constantly reassessing the same issues. As we reduce density through the return of many houses to single-family dwellings, how and where do we increase the number of multifamily units to retain the critical mass necessary to support our growing retail areas? What level of density is the right target for our neighborhood? Should expanded retail development focus around University Ave, or is there a place for it along Forest or in other areas as well? How should we think about the altered traffic patterns that we expect from the redesign of I-235? How can we build upon the success that we have had in improving our housing stock and reducing crime, while at the same time retaining affordable housing? Are there ways to increase interactions and understanding between the many ethnic and cultural communities in our neighborhood that would increase the benefits of our multicultural nature, while reducing problems related to misunderstanding and mistrust between groups that often form in situations such as ours? These are all issues that need to be addressed comprehensively and intentionally with multiple parties involved in the discussion, but tend to get addressed instead by a few interested individuals on a last-minute, ad-hoc basis when a specific issue is raised. We are hopeful that the process of developing a NRP will help us to improve our process, and give us something to point to when discussions come up in the future.

Another huge benefit of this program is the infrastructure improvement aspect. With the city's help, our neighborhood has made incredible strides over the last twenty years with respect to drugs and crime within our borders. However, we continue to suffer from misconceptions, ingrained stereotypes based upon what the neighborhood used to be like, and the self-fulfilling

aspects of these negative impressions. While this situation is improving, many feel that progress is hindered at least in part by infrastructure that has been allowed to decay. While all neighborhoods in the city would like to see the infrastructural improvements that accompany NRP designation, the multiplier effect in the Drake Neighborhood will be particularly significant because in many places infrastructure is the major piece currently holding back other improvements or attitude changes about our neighborhood. Also, as Drake University is a major destination for so many visitors, Des Moines as a whole benefits from improvements here and anything that makes our neighborhood more of a showcase for the city.

Also, we have a section of our neighborhood (west of 35<sup>th</sup> Street) that is not designated for NFC financing, although wealthier areas to the west (in the Waveland Neighborhood) and less wealthy areas to the east are all included. This creates an inordinate amount of confusion among both residents and realtors, and is something that we would like very much to remedy.

Finally, the very process of going through the Neighborhood Revitalization Program and developing a neighborhood plan is one that we expect to benefit our neighborhood, as it may help us to identify interested parties and individuals who should be part of our ongoing discussions but who are currently working in parallel with organizations such as the Drake Neighborhood Association, the Drake Business Association, or Drake University. We expect significant benefits to come simply from working on this plan with new people within our neighborhood.

There are a number of ways that we will be able to work toward the goals identified within this plan. First, we are blessed with active and interested residents who will fight hard to ensure that we stick to what we decide we want. In many instances in the past (such as with the Walgreens building, the McDonalds, and the recent proposal from Kum & Go), residents have spoken strongly and with one voice on how we wish development to look in our neighborhood. I am confident that a more thoughtful plan will only add to our ability to encourage what is deemed to be positive development, and to build upon the many strengths that our neighborhood has going for it.

Next, the DNA is currently working with the University and the DBA to develop a plan for a major Streetscape grant and project. We have committed to the use of significant resources for this project, and so this would be an ideal time to go through a planning process as well in order to leverage the benefits of the two programs.

Finally, the DNA has significant resources, both in terms of money and volunteer interest, that we intend to focus upon the goals identified through the NRP process.

If you have any questions, please do not hesitate to contact me at 271-3812 (w) or 277-6885 (h). Or you can e-mail me at [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu).

Sincerely,

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President, Drake Neighborhood Association



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| Bonnie Hall               | Heidi Wessels   |
| Donya Harvey              | Bruce Wilson    |
| Joachim Jonassen          |                 |

June 15, 2006

Dear Mr. Hiskey,

I wanted to contact you briefly regarding the pay phone outside of your laundry business at 2121 University. Unfortunately, that phone has become an important enabling mechanism for crime in the neighborhood, because, among other things, a number of people can be reached there without having to use their own telephones. We have made a lot of progress in reducing crime in our neighborhood, but it is a constant battle that we must continue to win. The telephone at your address has been identified by both residents and the Des Moines Police as one that needs to be removed for us to continue to make progress at that site.

Therefore I wanted to write this letter on behalf of the Drake Neighborhood Association to request that you remove that pay phone from your premises. I realize that you get income from the phone, but I am sure that you do not want criminals using your property to make deals. It is bad for the neighborhood, and is likely to be bad for your business in the long run.

If you have any questions, or would like to discuss this matter, you can contact me via e-mail at: [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu), or call me at 515-271-3812. I thank you for your time.

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August 1, 2005

To Whom It May Concern,

The Drake Neighborhood Association has voted unanimously in support of the application prepared for Roosevelt Cultural District designation. We believe that this region has a wonderful, compact mix of cultural, educational, and business resources that work symbiotically to produce exactly the sort of cultural epicenter that the Legislature had in mind when developing this designation opportunity, and we expect to strongly promote the area's new designation in our literature and events.

If you have any questions, please do not hesitate to contact me at: 271-3812 or: [david.courard-hauri@drake.edu](mailto:david.courard-hauri@drake.edu). Thank you so much for your consideration!

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November 6, 2006

Bruce Braun,

Thank you for looking into the streets in our neighborhood that are currently proposed for resurfacing. We agree that these streets would benefit from resurfacing, and look forward to seeing the work done in our neighborhood. It seems that there has been a lot of activity this fall with resurfacing streets in the Drake area, and for that we thank you!

I am writing simply to reiterate the Neighborhood Association's desire to see streets that may have been damaged during the construction of the Drake Stadium repaired. The stadium should bring significant new income to the city, but neighbors in that area are the ones who will bear many of the added burdens. Hence, even in some places where the streets may not have degraded to the level where they would normally get fixed, I would encourage you to consider improvement work such that neighbors not be additionally burdened.

Thank you for your consideration!

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Thank you for your consideration!

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association

December 31, 2005

Dr. David Courard-Hauri  
President  
Drake Neighborhood Association  
P.O. Box 41128  
Des Moines IA 50311

Dear David:

Thank you again for your thoughtful and helpful letter regarding the recent agreement with Roosevelt High School and the return of Roosevelt football to Drake Stadium.

As you know, the offer to Roosevelt and the Des Moines School System to provide Drake Stadium rent-free (but with Roosevelt responsible for direct costs such as security, clean-up, etc.) has very publicly been on the table since we started raising money for the project. Indeed, the fact that we had made that commitment was undoubtedly a factor in some of the decisions to provide financial support. Thus, the likelihood that Roosevelt football would return to Drake has been there for several years, pending only their acceptance of our offer (and, again, that offer has been part of the public discourse since the early days of the project). I believe, by the way, that the agreement was misrepresented by the media (I was out of town at the time of the press conference and subsequent coverage): the \$100,000 commitment to the Stadium project, shared equally by the School District and the Rough Riders' Club, was a generous gift made long after our public commitment to provide the field – it is *not* payment for use of the Stadium, and had no bearing on whether or not we would fulfill that commitment.

Having said that, you are absolutely correct in your assessment of the current situation, i.e., that the manner in which the agreement and subsequent public announcement were reached was inconsistent with our sincere commitment to engage the community in Drake issues and decisions that might affect our friends and neighbors. While the reasons for this are complex (simply put, I think many of us were taken by surprise by the speed with which the discussion developed and the urgency of bringing the issue to the School Board – the discussions began and came to a resolution in only a matter of weeks), I take full

Dr. David Courard-Hauri

December 31, 2005

Page 2 of 2

personal responsibility for our failure to live up to our promise in this instance, and I offer my sincere and profound apologies.

I do want to emphasize, however, that all parties involved (including the Roosevelt staff, the School System staff, Drake University, etc.) are profoundly aware of the importance of working with the community to ensure that Roosevelt football at Drake Stadium is a welcome and productive addition to the vitality and richness of the community. There is nothing in our agreement with Roosevelt thus far that precludes the utility of further discussion with our neighbors. Quite to the contrary, at this point we can collectively focus on the implementation in a manner that satisfactorily addresses any concerns that the community has.

I will be happy to talk with you at your convenience, and to work with you, the Drake Neighborhood Association, our Neighborhood Advisory Council, and Councilman Vlassis to set up a meeting with the relevant Drake, Roosevelt, and City personnel to hear and address our neighbors' concerns – and to maximize the potential of Roosevelt football as an asset to the community. Do give me a call when you have the chance, and we can begin planning for that discussion.

In the meantime, again, please accept my apology for the manner in which we have handled this issue thus far; I expect that our actions as we go forward will live up to our promise, and to our commitment to our neighbors.

With best wishes for a happy, peaceful, and healthy New Year,

Sincerely yours,

David Maxwell

President

DEM:msw

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To Whom It May Concern,

The Drake Neighborhood Association is looking forward to co-sponsoring the Thresholds Festival in 2007, as we have in the past. If you have any questions, feel free to contact me at your convenience (see above).

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Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association



Established in 1979

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Des Moines, Iowa 50311  
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"I-235 to Franklin Ave. & 42<sup>nd</sup> St. to Martin Luther King Jr. Pkwy"

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November 1, 2006

RE: Traffic calming on 41<sup>st</sup> Street

Gary Fox  
Traffic and Transportation  
602 Robert Ray Drive  
Des Moines, IA 50309

Dear Mr. Fox,

I am writing because residents of our neighborhood recently brought to our Board some concerns regarding the use of 41<sup>st</sup> Street just north of University. They felt that the street was beginning to collect significantly more traffic than is reasonable for a street of that size and residential density, and that speeds were higher than a safe level. They suggested that traffic calming measures are important to relieve some of this load, and the Drake Neighborhood Association Board concurs.

We are not in a position to judge the various proposals presented by the neighbors, but we do know that significant effort has gone into these suggestions and we would ask you to at least consider them as possible starting points for action. I believe that they have submitted their suggestions in a separate letter.

Thank you for your consideration!

Sincerely,

David Courard-Hauri  
President, Drake Neighborhood Association

Final Report Letter, Metro Waste Authority Beautification Grant for Drake Neighborhood Association.

June 15, 2011

To Whom It May Concern:

The Drake Neighborhood Association (DNA) used the grant money to pay for nearly half of the \$1048.80 charge (the DNA paid the rest) for 11 trees. We planted these trees in public areas in the vicinity of Drake Park, a small city park in our neighborhood. We planted 3 oak trees along 24<sup>th</sup> St (just north of Cottage Grove), 5 maple trees along Cottage Grove between 24<sup>th</sup> St and a bridge over the highway, and two littleleaf lindens and a London plane tree along the south side of Day Street.

The project helped us meet our mission in three ways. First, it was a neighborhood beautification project and will provide aesthetic benefits as well as environmental benefits such as carbon sequestration, air filtration, local cooling, and wildlife habitat. The benefits of large shade trees in urban neighborhoods are well-documented, but they are often underprovided due to the long maturation time. Second, we had nine neighbors who came to help us plant, and these types of projects help to build community. Finally, families living near the trees have agreed to water them, one of which has not been active in neighborhood activities before. Inasmuch as caring for the trees helps them to feel part of something larger, we hope this will increase their likelihood of becoming active in neighborhood events.

We measured the success simply by the good feelings those who planted the trees reported (we all had a great time!) and the fact that we now have 11 trees that we did not have before. We will be reporting the even on our website (<http://www.drakeneighborhood.org/index.php>) and in our newsletter. In both cases we plan to thank Metro Waste for their generous support.

The project will be maintained through watering for the first two years (after that trees generally do not need direct watering). Neighbors and other members of the organization have agreed to take on this responsibility.

**The budget breakdown:**

5 Autumn Blaze Maples @ \$55 each: \$275  
3 Swamp White Oaks @ \$95 each: \$285  
2 Greenspire Lindens @ \$120 each: \$240  
1 London Plane Tree @ \$155: \$155

Total: \$955 + \$57.30 sales tax + \$35 delivery = \$1048.80.

Metro Waste Authority grant: \$500. Drake Neighborhood contribution: \$548.80.

I am e-mailing Mary Gillaspey some photographs of the planting in case you are interested.

Thank you so much for your generous support, and please let me know if you have any questions.

Sincerely,

David Courard-Hauri