

TO: Adam Fendrick

FROM: REDACTED at the request of the submitter.

RE: Proposed Bike Park on 42-acre Undeveloped Land ZOOM Meeting

DATE: September 6, 2022

On August 25, 2022, I received a notice from the City of Des Moines and a letter from Polk County Conservation both dated August 22, 2022, via USPS, regarding the aforementioned proposed project.

This correspondence was the first time I became aware of the planned effort to rezone the 42 acres of undeveloped land from the current "F" - flood and "N3a" - neighborhood districts to a permanent "P1" public recreation district and I immediately started to research.

My husband and I oppose the development of the 42-acre land and agree with its continued conservation. We support conservation and preservation of natural wild spaces.

We oppose the development of the 42 acres of undeveloped land into a bike park for 3 main reasons:

1. The risk of increased flooding and runoff discharge from the "special flood hazard area" as FEMA references it in a different map (also shown in Exhibit A) onto my Shoreline Drive property and my homeowners association's property, if the 42 acres are disturbed.
2. Increased disturbance from lights and noise and intrusion of the public onto our private property and private roads; 24 hours a day, 365 days a year; resulting in a loss of privacy, peace and quiet, security and safety.
3. The disturbance and relocation of the wildlife's home within the 42 acres.

My husband and I have lived on the lake shore of Shoreline Drive for over 21 years and are considered one of the few historians of the Edgewater Townhomes Association. We purchased 1 of the 14 townhomes available at the time well before the community grew to 88 townhomes of today. At that time, the townhomes on the north side of Shoreline Drive were not built nor were any townhomes on Waters Edge, Springs Drive or Zilker Drive.

During these 21 years, we experienced

- at least 3 floods originating from the "special flood hazard areas" each with increasing severity
- constant trespassing by the public on our property and the association's property during and after the floods
- and even theft of a laptop from the inside of a vehicle.

In 2005, before daybreak, a biker entered the trail on the south side of the lake, shooting at the commercial buildings' windows and continued shooting at the townhomes on the east side of the lake and ended his shooting spree by shattering our second-floor bedroom windows and then disappearing over the Four Mile Creek bridge.

The trespassing has increased every year as there is more activity in the area and more people are aware of the lake's attraction. Inviting more of the general public to congregate from dawn to dusk for their own purposes, not just biking and walking, and hiding in the woods and trees, becomes a safety concern.

The public already has over 1 mile of trail around Copper Creek lake to enjoy, a pavilion, restrooms, playground, launching pad for water sports and shoreline fishing, next to the proposed plan.

Despite these intrusions we still maintain clean, orderly and private surroundings because of our patrolling. Our continued efforts are necessary to keep the most peaceful and safe lifestyle at home.

We patrol the lake trail at all hours from our first and second floor windows for

- motorcycles and ATV's
- unruly pedestrians and
- keep a close eye on the safety of adults and children who brave the frozen lake, crossing it with naïve confidence.

We have enjoyed the wildlife of

- deer, wild turkey, ducks, geese, beavers, migrating waterfowl and hummingbirds who come "home" every year on our lake side and street side property.
- The wildlife is so comfortable here that they stroll across our private roads like any human resident
- build nests under our shrubs and in nesting boxes every year for over 21 years. This is their home.
- The owls in the woods signal night time and
- the roaming bald eagles and hawks rule the sky.

Our home on Shoreline is very private as there is no exit after entering from Cameron and Shoreline Drives. If this project is developed we will certainly have people crossing through our property.

In June 2018,

- the sudden flooding brought the lake waters to the ridge below our lakeside door at 4am.
- All that could be seen was water and trees in the distance (Exhibit B and C), not knowing when the water would stop rising and having no one to call for help or knowing who could help.
- Even after several repairs and re-engineering of the lake environment over the years, mother nature ruled and did not listen.
- The aftermath, like all previous floods, brought debris from upstream and weakened our private shoreline property.
- Trespassers created a shortcut across our property to avoid the water-covered trails, leaving our entire Shoreline lawn with bike wheel gougings despite signs and city ordinance barriers.

Today, the trespassers are increasingly showing no respect for private property despite signs and warnings and our lakeside trail and lawn is slowly becoming a dog park for outsiders.

For several decades, these 42 acres of undeveloped land has been the backyard or front yard for more than 65 households as the City's mailing list indicates.

The city code currently defines these 42 acres as "N3a" and "F" districts:

- **"N3a" District - N3a is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of this code.**
- **"F" District - F is intended for flood plain and floodways pursuant to chapter 50 of this code.**

The floodway doesn't just disappear because the district name has changed and we want the character of the undeveloped land preserved as "neighborhood" as defined in the zoning code.

Thus, we object to the 42-acre undeveloped land rezoned as a

- **"P1" District - P1 is intended for open space, including permanent parks and recreation areas.**

Our association already contributed the use of our property to the community through an eight-foot wide trail easement along the shoreline, paid one way or another to build the trail and continues to pay the taxes.

As you know, the Iowa state legislators seriously considered the state's flooding threat and thereby approved funding to control flooding and research the environment. The Iowa DNR allocated funds that helped create a "unique to the nation" academic institute named IowaFloodControl.org based in Iowa City and that is part of the University of Iowa.

My husband and I did not request a public park in our backyard. We do not welcome

- expanded flooding risks,
- increased security threats and a
- disrupted wildlife haven all
- resulting in a loss of our privacy, peace and quiet, security, safety, and the potential devaluation of our property.

We oppose the development of the 42 acres of undeveloped land into a bike park for 3 main reasons:

1. The risk of increased flooding and runoff discharge from the "special flood hazard area" as FEMA references it in a different map (also shown in Exhibit A) onto my Shoreline Drive and my association's property, if the 42 acres are disturbed.
2. Increased disturbance from lights and noise and intrusion of the public onto our private property and private roads; 24 hours a day, 365 days a year. Resulting in a loss of privacy, peace and quiet, security and safety.
3. The disturbance of the wildlife's home within the 42 acres and their unknown relocation destination.

EXHIBIT "A"

IOWA FLOOD HAZARD MAPS | IOWA FLOOD CENTER | DEPARTMENT OF NATURAL RESOURCES — Mozilla Firefox

File Edit View History Bookmarks Tools Help

Address: https://dfs.iowafloodcenter.org/dfs/newmaps/hazard/

Most Visited: pleasant hill Iowa P... Getting Started Suggested Sites Free Home Mail Web Slice Gallery

IOWA FLOOD MAPS

1601 williams street des moines, iowa

1601 Williams St, Des Moines, IA 50312

Map Description

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Draft Flood Hazards Maps

MAP OPTIONS

- Select County
- Search Address
- Map Status by County
- Map Status by Watershed
- Enable Review Submission
- About Project

1601 Williams St, Des Moines, IA 50312

Shoreline Dr, Waters Edge Dr, Cameron Swing, NE 19th Ave

503 PWA 9/5/2022

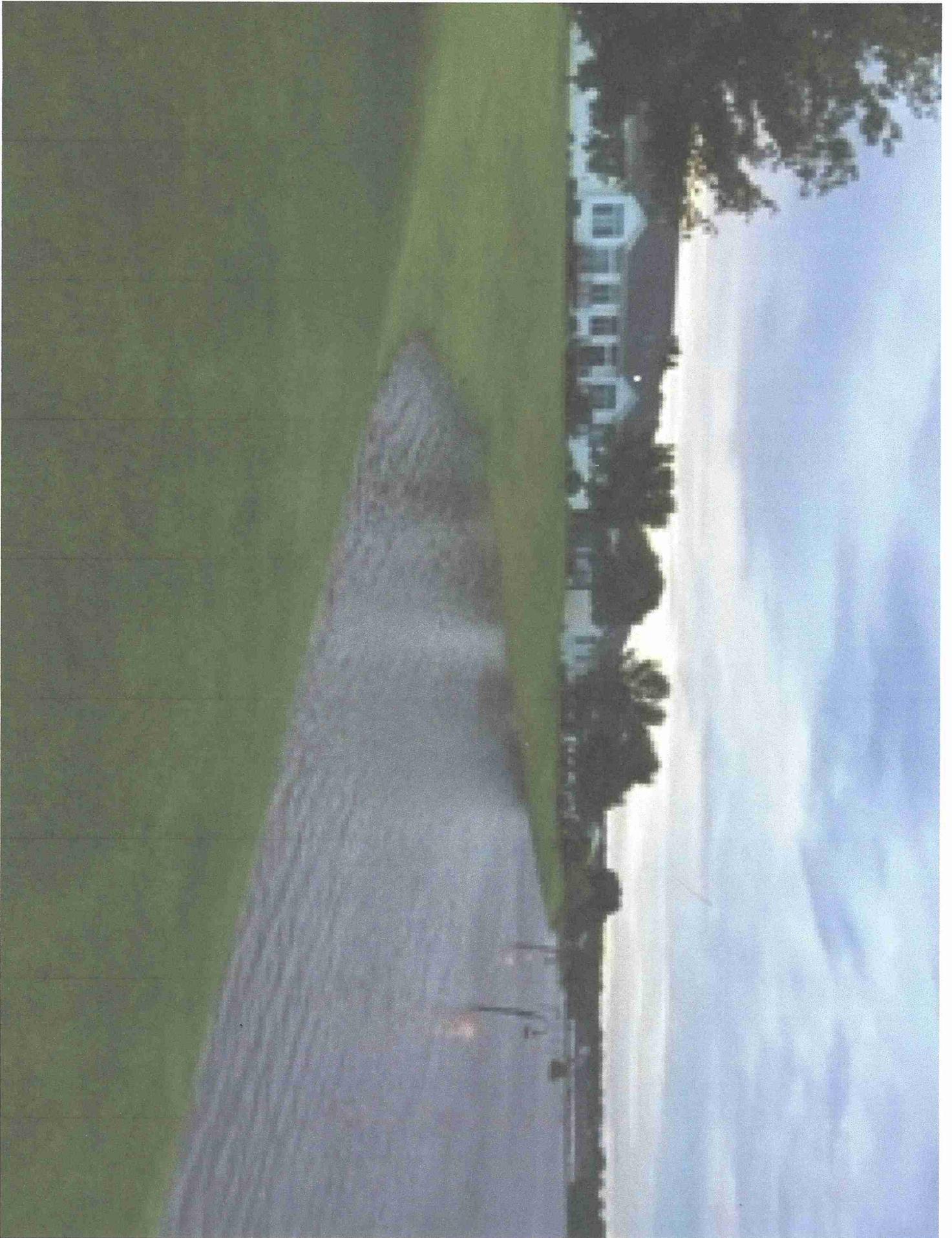


EXHIBIT "B"

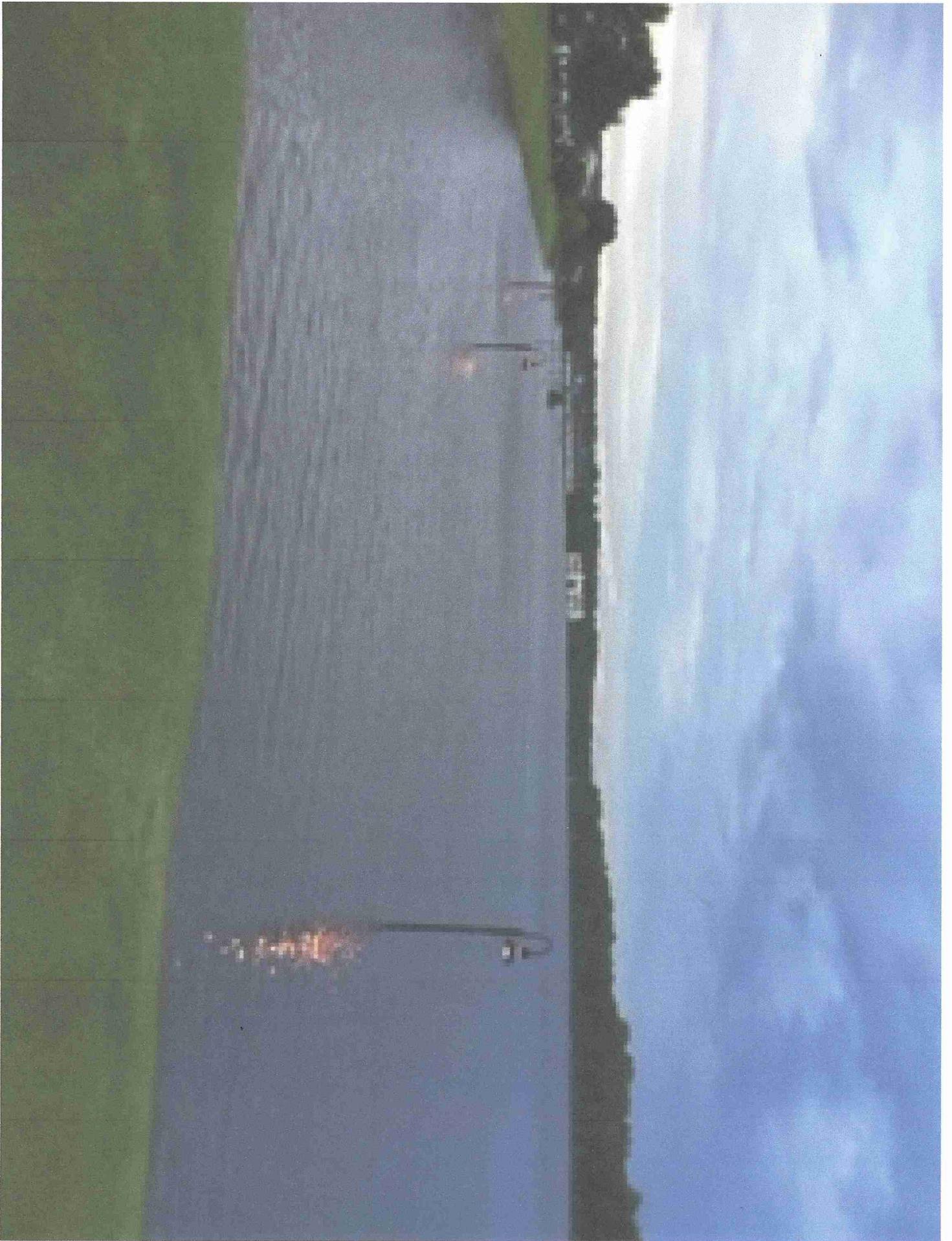


EXHIBIT "C"