

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date: August 28, 2017
	Agenda Item No. 55 Roll Call No. <u>17-1508</u> Communication No. <u>17-620</u> Submitted by: Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

Approving amendment to the Conceptual Development Plan for Southridge Mall to include the proposed Unity Point Medical Clinic at 6520 SE 14th Street.

SYNOPSIS:

Knapp Properties (Aimee Staudt, Development Director, 5000 Westown Parkway Suite 400 West Des Moines, Iowa 50266) is proposing the addition of a 15,000 square foot Unity Point urgent care medical clinic as part of the Southridge redevelopment master plan being coordinated by SDG Macerich. The project will provide an important service to existing south Des Moines residents, as well as the estimated 334 new residents of the planned apartment projects that are part of the Southridge master plan vision.

Each new project in the Southridge master plan is required to undergo review by the Urban Design Review Board and City Council, per the Urban Renewal Development Agreement between the City and SDG Macerich. The Unity Point project is anticipated to initiate construction in September 2017 with completion by September 2018.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The Unity Point urgent care clinic will provide infill development, density and new services as part of the redevelopment and repurposing vision for the former Southridge Mall, which has been underway since 2012.
- The intent of the plan is to introduce a minimum of one new project per year to repopulate and revitalize Southridge, which had become largely vacant and underutilized prior to the initiation of the redevelopment project.
- Investment of over \$45 million has occurred or is programmed, including the addition of new retail, introduction of and ongoing expansion of Des Moines Area Community College (DMACC), improvements to Target and HyVee, the Southridge Senior and TWG Apartment projects, and the medical clinic.

PREVIOUS COUNCIL ACTION(S): NONE

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: July 11, 2017

Resolution Number: N/A

Action: Consensus of the members present to support the Amended Conceptual Master Plan and Unity Point Plan as presented.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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