

 <p style="text-align: center;">Council Communication Office of the City Manager</p>	Date:	October 9, 2017
	Agenda Item No.	52I
	Roll Call No.	<u>17-1782</u>
	Communication No.	<u>17-715</u>
	Submitted by:	Erin Olson-Douglas, Economic Development Director

AGENDA HEADING:

Resolution regarding revisions to the proposed Unity Point Medical Clinic at 6520 SE 14th Street under the Conceptual Development Plan for Southridge Mall.

SYNOPSIS:

On August 28, 2017, by Roll Call No. 17-1508 City Council approved an amendment to the Southridge Conceptual Development Plan for a new Unity Point Medical Clinic as part of the Southridge Redevelopment Project coordinated by SDG Macerich. Knapp Properties (Aimee Staudt, Development Director, 5000 Westown Parkway, Suite 400, West Des Moines, Iowa 50266) is representing Unity Point.

Unity Point has determined that scaling the size of the clinic back is their preference, with the intent to add onto the building in future phases. This reduction in size and corresponding changes in the architectural design prompted a follow up review by the Urban Design Review Board (UDRB) on September 26. Design comments were offered by UDRB during that review which are detailed in the additional information section below. UDRB was generally supportive of approval of the project if the additional design comments were addressed. Unity Point has stated a preference to move forward with the design as is, rather than incorporate additional changes. City Council, by the attached Roll Calls, can determine if the project should proceed as is or require that the changes recommended by UDRB be made to the current design.

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 (1) 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 Hy-Vee, the Southridge Senior and TWG Apartment projects, and the medical clinic.

- UDRB comments are as follows:
 - Provide more detail of the transitions between building materials, particularly between the brick and the EIFS material on the tower features above the roofline.
 - Bring down the “proportionality” of the upper floor elements. The building is trying to appear as 2-stories, but the elements are decorative only.
 - Study if window glazing could be added to the upper floor elements in lieu of solid materials.
 - Try reducing the slope of the main portion of the roof, which could cause the upper floor elements to be reduced in height and stature.

PREVIOUS COUNCIL ACTION(S):

Date: August 28, 2017

Roll Call Number: [17-1507](#) and [17-1508](#)

Action: [On](#) request from Macerich Southridge Mall, LLC for review and approval of the 33rd Amendment to the Southridge Mall C-4 Development Plan for 1111 E. Army Post Road to allow the 1.75 acre property on the southern portion of 6825 SE 14th Street to be used for a Unity Point Urgent Care Clinic. Moved by Gatto to adopt. Motion Carried 7-0.

- (A) [Amendment](#) to the Conceptual Development Plan for the Southridge Mall to include the proposed Unity Point Medical Clinic at 6520 SE 14th Street. ([Council Communication No. 17-620](#)) Moved by Gatto to adopt. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Urban Design Review Board

Date: September 26, 2017

Resolution Number: N/A

Action: A consensus of the Board members acknowledged the update noting the comments with respect to the design as it progresses. Look forward to seeing the design as it advances.

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:

Upon project completion, provide a certificate of completion.

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