

Date September 26, 2016

**RESOLUTION HOLDING HEARING ON REQUEST FROM
MERCY PROPERTIES, INC. TO REZONE PROPERTY LOCATED AT
500 LAUREL STREET, 1040 5TH AVENUE AND 1055 6TH AVENUE, AND TO AMEND THE
MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN**

WHEREAS, on April 5, 2004, by Roll Call No. 04-746, the City Council passed Ordinance No. 14,333 rezoning and changing the district classification of certain property located in the area between University Avenue and Laurel Street and between 2nd and 6th Avenues from the "C-2" General Retail and Highway Oriented Commercial District, "C-0" Commercial-Residential District and "R-4" Multiple Family Residential District to the "PUD" Planned Unit Development District as requested by Mercy Medical Center, and on said date by Roll Call No. 04-744, City Council approved the Mercy Medical Center "PUD" Conceptual Plan for such property; and

WHEREAS, the Mercy Medical Center PUD Conceptual Plan and three amendments thereto have been approved by City Council resolution and administrative approval; and

WHEREAS, on September 12, 2016, by Roll Call No. 16-1514, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on August 18, 2016, its members voted 9-0-1 in support of a motion to recommend **APPROVAL** of a request from Mercy Properties, Inc. (owner), represented by Sandy Swanson (officer), to rezone property located at 500 Laurel Street, 1040 5th Avenue, and 1055 6th Avenue (collectively "Rezoned Property") from "C-2" General Retail and Highway Oriented Commercial District to "PUD" Planned Unit Development District, and to approve the 4th Amendment to the Mercy Medical Center PUD Conceptual Plan to include the Rezoned Property and property located at 1121 and 1131 3rd Street, 411 Laurel Street, and 1111 6th Avenue (collectively "PUD Conceptual Plan Property"), expanding the PUD area by 2.3 acres and allowing for demolition of the existing Mercy Apartments for development of a new parking structure and additional surface parking; demolition of the Mercy Office Plaza building for development of a parking structure; and demolition of the existing east parking structure for development of an 11-story hospital tower with 2 levels of subsurface parking, subject to revisions to the PUD Conceptual Plan as set forth in the Plan and Zoning Commission recommendation; and

WHEREAS, the Rezoned Property is legally described as follows:

Rezoning Area Description (1040 5th Avenue, 1055 6th Avenue, and 500 Laurel Street)

LOTS 1 THROUGH 3 BLOCK "D", RIVER HILLS PLAT 1 BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA EXCEPT WARRANTY DEEDS BOOK 16099, PAGE 855 AND BOOK 16099, PAGE 850 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE; and

WHEREAS, the PUD Conceptual Plan Property is legally described as follows:

New Overall PUD Area Description (1121 & 1131 3rd Street, 411 & 500 Laurel Street, 1040 5th Avenue and 1055 & 1111 6th Avenue.)

LOTS 1 THROUGH 5 IN BLOCK "A", LOTS 1 AND 2 IN BLOCK "B", AND LOTS 1 THROUGH 3 BLOCK "D" AND STREET LOT "I" AND "K", ALL IN RIVER HILLS PLAT 1 BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA EXCEPT WARRANTY DEEDS BOOK 16099, PAGE 855 AND BOOK 16099, PAGE 850 AS FILED IN THE POLK COUNTY RECORDER'S OFFICE.

.....
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AND

A PART OF UNIVERSITY COURT RECORDED IN QUIT CLAIM DEED BOOK 6060 PAGE 198 AND A PART OF LOTS 47 AND 92 AND A PART OF AN ALLEY BETWEEN LOTS 47 AND 92 RECORDED IN WARRANTY DEED BOOK 6088 PAGE 01, ALL IN GRAND PARK BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA AND DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "A" OF RIVER HILLS PLAT 1; THENCE NORTH 0°00'39" WEST, 90.49 FEET; THENCE NORTH 0°31'15" EAST, 64.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 17.50 FEET, WHOSE ARC LENGTH IS 31.87 FEET AND WHOSE CORD BEARS NORTH 52°40'17" EAST, 27.64 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 455.00 FEET, WHOSE ARC LENGTH IS 78.97 FEET AND WHOSE CORD BEARS SOUTH 70°11'37" EAST, 78.87 FEET; THENCE SOUTH 65°13'11" EAST, 239.35 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 512.50 FEET, WHOSE ARC LENGTH IS 214.67 FEET AND WHOSE CORD BEARS SOUTH 77°13'06" EAST, 213.11 FEET; THENCE SOUTH 0°00'39" EAST, 4.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89°13'25" WEST ALONG SAID NORTH LINE, 521.94 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.94 AC (40,780 S.F.).

AND

(BOOK 11415 PAGE 563-564)

THE NORTH 54.9 FEET OF LOT 1, BLOCK 4, EXCEPT THE EAST 11.92 FEET AT THE NORTH LINE AND THE EAST 11.662 FEET ON THE SOUTH LINE THEREOF, WALNUT HILLS ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA LOCALLY KNOWN AS 1122-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 10674 PAGE 961-962)

LOT 19 IN THE OFFICIAL PLAT OF THE NORTHEAST FRACTIONAL QUARTER (NE FRL 1/4) OF THE NORTHWEST FRACTIONAL QUARTER (NW FRL 1/4) OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; (EXCEPT THE FOLLOWING PIECE WHICH HAS BEEN DEEDED FOR STREET PURPOSES; BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 19, THENCE WEST 12.19 FEET, THENCE IN A NORTHERLY DIRECTION 50.01 FEET TO THE NORTH LINE OF SAID LOT, THENCE EAST 12.46 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT TO PLACE OF BEGINNING) ALL INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1130-6TH AVENUE, DES MOINES, IOWA.

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AND

THE WEST 111.54 FEET OF LOT 18 OF THE OFFICIAL PLAT OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 24, WEST OF THE 5TH P.M.; EXCEPT A TRIANGULAR PORTION OF SAID LOT WHICH LIES WITHIN THE FOLLOWING DESCRIBED LINE: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 18, A DISTANCE OF 60 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 18, SAID POINT BEING 15 FEET NORTH OF THE SOUTHWEST CORNER HEREOF; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT 18, TO THE POINT OF BEGINNING, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA; EXCEPT LEGALLY ESTABLISHED ROAD AND HIGHWAYS AND LOCALLY KNOWN AS 1134-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 6 INCHES OF LOT 1 (EXCEPT THAT PART DEEDED TO THE CITY OF DES MOINES, AND LOT 2 (EXCEPT THE FOLLOWING: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 60 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 11.37 FEET; THENCE IN A NORTHERLY DIRECTION 60 FEET TO A POINT ON THE NORTH LINE OF LOT 2; THENCE EAST 11.66 FEET TO THE POINT OF BEGINNING), AND THE WEST 112.63 FEET OF THE NORTH HALF OF LOT 3, ALL IN BLOCK 4 IN WALNUT HILL ADDITION TO FORT DES MOINES, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA AND LOCALLY KNOWN AS 1108, 1112 & 1116-6TH AVENUE, DES MOINES, IOWA.

AND

THE SOUTH 1/2 OF LOT 3, IN BLOCK 4 IN WALNUT HILL ADDITION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, (EXCEPT THE FOLLOWING: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, THENCE RUNNING WEST 11.09 FEET, THENCE RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 30 FEET, THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 11.23 FEET TO THE EAST LINE OF SAID LOT 3, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 30 FEET, TO THE POINT OF BEGINNING AND LOCALLY KNOWN AS 1106-6TH AVENUE, DES MOINES, IOWA.

AND

(BOOK 5908 PAGE 60)

LOT 20 IN THE OFFICIAL PLAT OF THE NE 1/4 OF THE NW 1/4 SECTION 4, TOWNSHIP 78 NORTH RANGE 24, WEST OF THE 5TH P.M., (EXCEPT A PART OF THE EAST END OF SAID LOT SOLD TO THE CITY OF DES MOINES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 20, THENCE WEST ALONG THE SOUTH LINE 11.92 FEET, THENCE IN A NORTHERLY DIRECTION THROUGH SAID LOT 20 A DISTANCE OF

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APPROXIMATELY 50.1 FEET TO THE NORTH LINE OF SAID LOT, THENCE EAST ALONG THE NORTH LINE 12.19 FEET TO THE NORTHEAST CORNER OF SAID LOT, THENCE IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, 50.01 FEET TO THE SOUTHEAST CORNER THEREOF, THE PLACE OF BEGINNING) ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND

(BOOK 12696, PAGE 421)

LOT 4 IN BLOCK 4 OF WALNUT HILL ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA EXCEPT THAT PART CONVEYED TO THE CITY OF DES MOINES IN A DEED FILED IN BOOK 993, PAGE 330 ON NOVEMBER 5, 1926.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD; and

WHEREAS, on September 12, 2016, by Roll Call No. 16-1514, it was duly resolved by the City Council that the application from Mercy Properties, Inc. to rezone the Rezoned Property and to approve the 4th Amendment to the Mercy Medical Center "PUD" Conceptual Plan for the PUD Conceptual Plan Property, be set down for hearing on September 26, 2016 at 5:00 P.M., in the Council Chamber at the Municipal Service Center; and

WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed amendments to the Zoning Ordinance and to the PUD Conceptual Plan; and

WHEREAS, in accordance with said notice, those interested in said proposed rezoning and proposed amendment to the approved PUD Conceptual Plan, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and

WHEREAS, the Legal Department has prepared an amendment to the Zoning Ordinance of the City of Des Moines to rezone the Rezoned Property locally known as 1040 5th Avenue, 1055 6th Avenue and 500 Laurel Street and legally described above.

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed rezoning of the Rezoned Property to "PUD" Planned Unit Development District, and any objections to the proposed 4th Amendment to the Mercy Medical Center "PUD" Conceptual Plan with revisions as set forth in the Plan and Zoning Commission recommendation, are hereby overruled, and the hearing is closed.
2. The proposed rezoning of the Rezoned Property, as legally described above, to "PUD" Planned Unit Development District, is hereby approved, subject to final passage of an ordinance rezoning the Rezoned Property as set forth herein.

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- 3. The proposed 4th Amendment to the Mercy Medical Center "PUD" Conceptual Plan, as on file in the Community Development Department, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Plan and is hereby approved, subject to the revisions identified in the communication from the Plan and Zoning Commission received by the City Council by Roll Call No. 16-_____, and subject to the Community Development Director finding that such revisions have been satisfied by amendments to the Plan.

MOVED BY _____ TO ADOPT.

FORM APPROVED:


 Glenna K. Frank, Assistant City Attorney

(ZON2016-00139)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
GATTO				
GRAY				
HENSLEY				
MOORE				
WESTERGAARD				
TOTAL				
MOTION CARRIED			APPROVED	

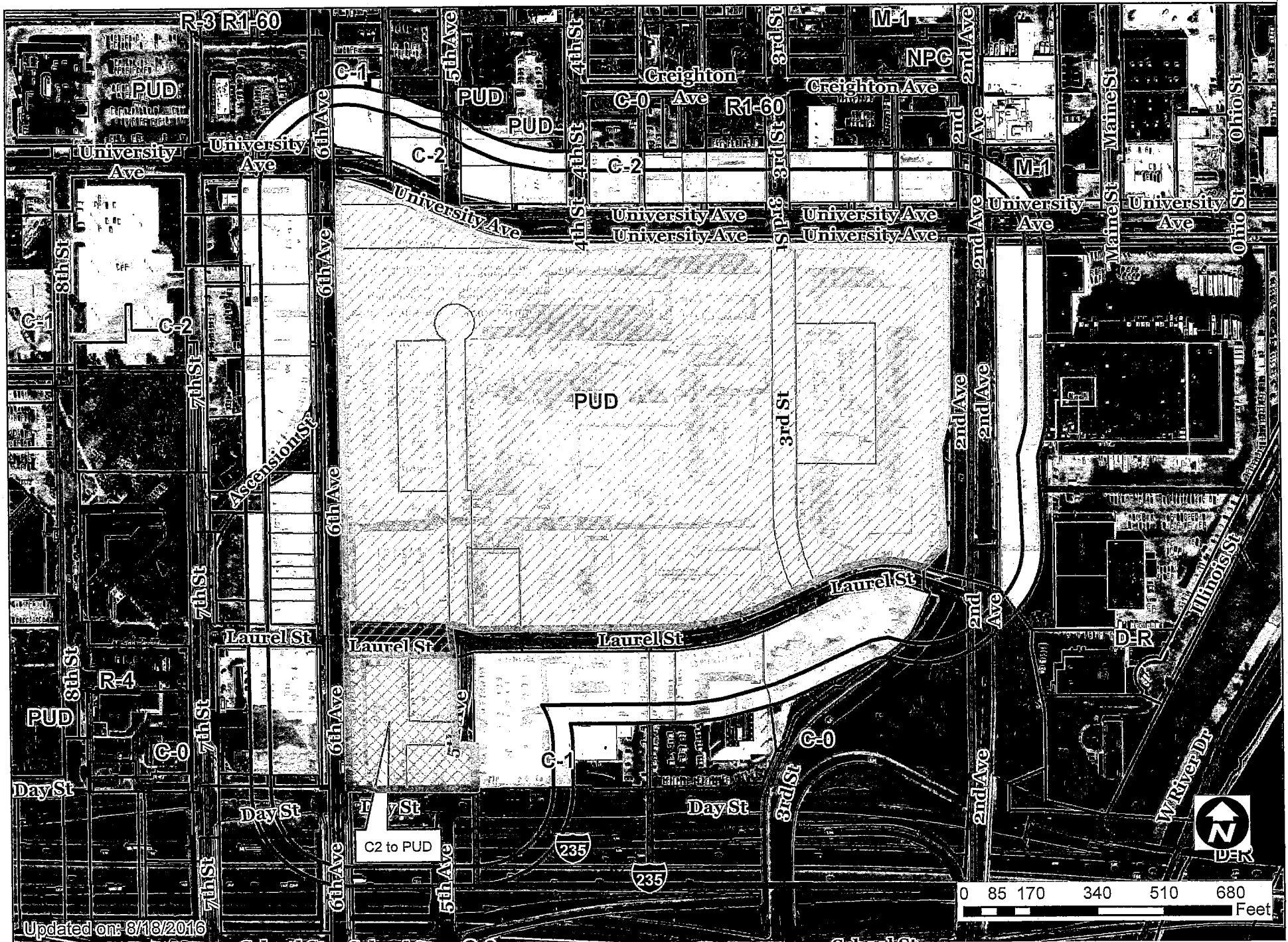
CERTIFICATE

I, DIANE RAUH, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Mayor



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August 29, 2016

Honorable Mayor and City Council
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their meeting held August 18, 2016, the following action was taken regarding a request from Mercy Properties, Inc. (owner) for the following regarding property located at 1121 & 1131 3rd Street, 411 & 500 Laurel Street, 1040 5th Avenue and 1055 & 1111 6th Avenue.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 9-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
JoAnne Corigliano				X
David Courard-Hauri	X			
Jacqueline Easley	recused herself			
Jann Freed	X			
John "Jack" Hilmes				X
Carolyn Jenison	X			
Greg Jones	X			
William Page				X
Mike Simonson	X			
CJ Stephens				X
Steve Wallace	X			
Greg Wattier	X			

APPROVAL of staff recommendation Part A) the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing Des Moines' 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan, approval of Part B) the request to rezone the property from "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development District and approval of Part C)

the proposed 4th Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions: (ZON2016-00139)

1. Provision of a note stating that any future development shall be in accordance with the 6th Avenue Streetscape Plan to the satisfaction of the City's Planning Administrator.
2. An Urban Edge Element shall be provided along any off-street surface parking lot within 30 feet of the 6th Avenue frontage.
3. The proposed drive entrance from 6th Avenue to the southwest parking ramp shall be eliminated.
4. The "PUD" Conceptual Plan shall demonstrate an eastbound right turn lane within Laurel Street at 2nd Avenue.
5. Provision of a note stating that a minimum 5-foot wide sidewalk shall be provided along any street frontage, exclusive of the 6th Avenue Street frontage where the 6th Avenue streetscape shall be provided.
6. Provision of a note stating that bicycle racks shall be provided throughout the site.
7. Provision of a note stating that parking lot lighting shall be cut-off type fixture and pedestrian in scale, with a maximum height of 20 feet.
8. Provision of a note stating that any off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the "C-2" District.
9. Provision of one (1) street tree per 30 feet of street frontage exclusive of vision clearance areas.
10. Provision of an enhanced entry feature at the northwest corner of the site within the Community Node at the intersection of 6th Avenue and University Avenue, to the satisfaction of the City's Planning Administrator.
11. Provision of character elevations or a note that ensures the proposed Southwest Parking Garage shall have a design that is compatible with the proposed west parking garage to the satisfaction of the City's Planning Administrator.
12. The freestanding identification signs proposed for the gateway corners of the campus shall have a maximum height of 10 feet, exclusive of any cross element.
13. Provision of a note stating that any fence shall be in accordance with the fencing standards applicable in the "C-2" District, so long as any chain link fence shall have black vinyl-cladding and so long as any fence within 50 feet of any property line shall be a decorative wrought iron fence with a maximum height of 4 feet.
14. The "PUD" Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the masonry materials used on the primary structure and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within a building.
15. Provision of a note stating that all roof top mechanical equipment shall be screened by architecturally integrated screening elements

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- 16. Provision of a note stating that all mechanical equipment, meters, condensers, etc. shall be interior to the campus or appropriately screened so that it is not visible from any public street
- 17. Provision of a note stating that any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator; and

Staff work with the applicant on the following that the applicant has proposed:

- 1. Final approval of the "PUD" Conceptual Plan shall be subject to review analysis by the City's Traffic & Transportation Division staff for a determination by staff as to whether modifications or improvements to the proposed street network are necessary. This includes a determination regarding the proposed turn lane and entrance along 2nd Avenue.
- 2. The "PUD" Conceptual Plan shall indicate whether the parking to the west of 6th Avenue will remain. Pedestrian enhancements that are necessary for crossing 6th Avenue shall be designed to coordinate with the 6th Avenue Corridor Streetscape design.
- 3. The "PUD" Conceptual Plan shall indicate whether the parking to the north of University Avenue will remain. If it to remain, the "PUD" Conceptual Plan must identify any pedestrian crossing enhancements that are necessary for crossing University Avenue.

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) Staff recommends that the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing Des Moines' 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan.

Part B) Staff recommends approval of the request to rezone the property from "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development District.

Part C) Staff recommends approval of the proposed 4th Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions:

- 1. Provision of a note stating that any future development shall be in accordance with the 6th Avenue Streetscape Plan to the satisfaction of the City's Planning Administrator.
- 2. A minimum 4-foot tall decorative wrought iron fence shall be provided along any off-street surface parking lot within 30 feet of the 6th Avenue frontage. This fence should complement the 6th Avenue Streetscape.
- 3. The proposed drive entrance from 6th Avenue to the southwest parking ramp shall be eliminated.
- 4. Final approval of the "PUD" Conceptual Plan shall be subject to review analysis by the City's Traffic & Transportation Division staff for a determination by staff as to whether modifications or improvements to the proposed street network are

- necessary. This includes a determination regarding the proposed turn lane and entrance along 2nd Avenue.
5. The "PUD" Conceptual Plan shall indicate whether the parking to the west of 6th Avenue will remain. If it to remain, the "PUD" Conceptual Plan shall identify any pedestrian crossing enhancements that are necessary for crossing 6th Avenue, which should be designed such that pedestrians use the signal at Laurel Street and 6th Avenue rather than mid-block along 6th Avenue.
 6. The "PUD" Conceptual Plan shall indicate whether the parking to the north of University Avenue will remain. If it to remain, the "PUD" Conceptual Plan must identify any pedestrian crossing enhancements that are necessary for crossing University Avenue.
 7. The "PUD" Conceptual Plan shall demonstrate an eastbound right turn lane within Laurel Street at 2nd Avenue.
 8. Provision of a note stating that a minimum 5-foot wide sidewalk shall be provided along any street frontage, exclusive of the 6th Avenue Street frontage where an 8.5-foot wide sidewalk shall be required.
 9. Provision of a note stating that bicycle racks shall be provided throughout the site.
 10. Provision of a note stating that parking lot lighting shall be cut-off type fixture and pedestrian in scale, with a maximum height of 20 feet.
 11. Provision of a note stating that any off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the "C-2" District.
 12. Provision of one (1) street tree per 30 feet of street frontage exclusive of vision clearance areas.
 13. Provision of an enhanced entry feature at the northwest corner of the site within the Community Node at the intersection of 6th Avenue and University Avenue, to the satisfaction of the City's Planning Administrator.
 14. Provision of character elevations or a note that ensures the proposed Southwest Parking Garage shall have a design that is compatible with the proposed west parking garage to the satisfaction of the City's Planning Administrator.
 15. The freestanding identification signs proposed for the gateway corners of the campus shall have a maximum height of 10 feet, exclusive of any cross element.
 16. Provision of a note stating that any fence shall be in accordance with the fencing standards applicable in the "C-2" District, so long as any chain link fence shall have black vinyl-cladding and so long as any fence within 50 feet of any property line shall be a decorative wrought iron fence with a maximum height of 4 feet.
 17. The "PUD" Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the masonry materials used on the primary structure and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within a building.
 18. Provision of a note stating that all roof top mechanical equipment shall be screened by architecturally integrated screening elements

19. Provision of a note stating that all mechanical equipment, meters, condensers, etc. shall be interior to the campus or appropriately screened so that it is not visible from any public street
20. Provision of a note stating that any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed rezoning would incorporate the block bounded by 6th Avenue to the west, Laurel Street to the north, 5th Avenue to the east, and I-235 to the south into Mercy Medical Center's "PUD" Planned Unit Development District.

The proposed "PUD" Conceptual Plan amendment would allow for significant site modifications and a major expansion of the medical facility. Proposed modifications include, but are not limited to:

- Construction of a parking garage with 1,144 parking spaces and a surface parking lot on the eastern portion of the site, which requires demolition of the Mercy Court Apartments.
 - Construction of a new 11-story Southeast Tower and associated medical facilities, which requires demotion of the eastern parking garage and Mercy Medical Plaza.
 - Expansion of the existing western parking garage to provide 377 additional parking spaces.
 - Construction of a new Southwest Parking Garage with 166 parking spaces, which requires demolition of the Mercy Office Plaza building.
 - Reconfiguration of entrances and driveways throughout the site.
 - Establishment of a new signage plan that allows for cohesive freestanding and wall-mounted signage throughout the campus.
2. **Size of Site:** The request would allow for approximately 2.3 acres to be rezoned from "C-2" District to "PUD" District for incorporation with the existing "PUD" District for Mercy Medical Center. The resulting "PUD" District would be approximately 38 acres.
 3. **Existing Zoning (site):** "PUD" Planned Unit Development District and "C-2" General Retail and Highway-Oriented Commercial District.
 4. **Existing Land Use (site):** The site contains the Mercy Medical Center campus, as well as parking ramps, a medical clinic, and multiple-family residential (Mercy Park Apartments).

5. Adjacent Land Use and Zoning:

North – “C-2” & “M-1”, Uses include Comito’s Fifield Pharmacy, Mercy Education Center, Riley Physician Office, University Nursing & Rehabilitation Center, and Burger King.

South – “C-O” & “C-2”, Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.

East – “M-1”, Use is Des Moines Metro U.S. Post Office.

West – “C-2”, Uses include QuikTrip, Mercy Daycare, and offices for Planned Parenthood of Greater Iowa.

6. General Neighborhood/Area Land Uses: The subject property is located north of Interstate 235 between residential neighborhoods to the north and west and commercial uses to the south and east.

7. Applicable Recognized Neighborhood(s): The subject property is located within the Cheatom Park Neighborhood and within 250 feet of the River Bend Neighborhood. All recognized neighborhoods were notified of the meeting by mailing of the Preliminary Agenda on July 28, 2016. Additionally, separate notifications of the hearing for this specific item were mailed on July 28, 2016 (20 days prior to the scheduled hearing) and on August 8, 2016 (10 days prior to the scheduled hearing) to the Watrous South Neighborhood, Southwestern Hills Neighborhood, and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site. A Final Agenda for the meeting was mailed to all the recognized neighborhood associations on August 12, 2016.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division on the date of the mailing. The Cheatom Park Neighborhood Association mailings were sent to Susan Wells, 1157 14th Place, Des Moines, IA 50314 and the River Bend Neighborhood Association mailings were sent to Breanne Barnum, 1510 9th Street, Des Moines, IA 50314.

The applicant held their neighborhood meeting on August 4, 2016. The applicant will be available to provide a summary of the neighborhood meeting at the hearing.

8. Relevant Zoning History: The Mercy Medical Center “PUD” Conceptual Plan was originally approved on April 5, 2004 by Ordinance 14,333. The first amendment was approved administratively in June 2004 to allow construction of a building addition to the south side of the hospital for a “Cyber Knife” facility. The second amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex. The third amendment was approved by City Council in April 2007 (Roll Call 07-688) to allow construction of a building addition to the northwest corner of the hospital for an expansion of the emergency room and a helicopter pad.

9. PlanDSM Land Use Plan Designation: Public/Semi Public & Medium Density Residential.

10. Applicable Regulations: Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and "PUD" Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. At the conclusion of the hearing, the Commission may vote to recommend either approval or disapproval of the amended "PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. Drainage/Grading:** The applicant will be required to submit a grading and erosion control plan for review and approval of a grading permit for the portion of the site being graded. Any future construction will be required to comply with storm water management policies as part of the review of the final PUD development plan.
- 2. 6th Avenue Streetscape Project:** The "PUD" District is bounded by 6th Avenue to the west. The 6th Avenue Streetscape Plan calls for an 8.5-foot wide Class A sidewalk along 6th Avenue, as well as parking lot buffers, a bus shelter/easement, and lighting. Therefore, Staff recommends that the "PUD" District provide a note stating that any future development will be in accordance with the 6th Avenue Streetscape Plan to the satisfaction of the City's Planning Administrator.

Given the pedestrian-oriented nature of 6th Avenue, Staff recommends that a minimum 4-foot tall decorative wrought iron fence be provided along any off-street surface parking lot within 30 feet of the 6th Avenue frontage. This fence should complement the 6th Avenue Streetscape.

- 3. Traffic/Parking:** The submitted "PUD" Conceptual Plan indicates that the major entrances and driveways on the site would be reconfigured and that multiple entrance drives would be created. The City's Traffic and Transportation Division has indicated that the proposed drive entrance from 6th Avenue to the southwest parking ramp must be eliminated given its proximity to the freeway. Staff believes that this parking garage can be adequately served by the two remaining drive entrances.

The City's Traffic and Transportation Division is currently working with the applicant's traffic engineer on additional analysis for the proposed full access intersection on 2nd Avenue for the east parking ramp. The final analysis will determine if the access can be a full access or if some of the movements need to be restricted. Therefore, final

approval of the "PUD" Conceptual Plan must be conditional upon the review of the required traffic review analysis by the City's Traffic & Transportation Division staff for a determination by staff as to whether modifications or improvements to the proposed street network are necessary.

The "PUD" Conceptual Plan must indicate whether the parking along the west side of 6th Avenue will remain. If it is to remain, the "PUD" Conceptual Plan must identify any pedestrian crossing enhancements that are necessary for crossing 6th Avenue, which should be designed such that pedestrians use the signal at Laurel Street and 6th Avenue rather than mid-block along 6th Avenue. The "PUD" Conceptual Plan must also indicate whether the parking along the north side of University Avenue will remain. If it is to remain, the "PUD" Conceptual Plan must identify any pedestrian crossing enhancements that are necessary for crossing University Avenue.

The "PUD" Conceptual Plan must demonstrate an eastbound right turn lane within Laurel Street at 2nd Avenue.

A note must be added to the "PUD" Conceptual Plan to state that a minimum 5-foot wide sidewalk shall be provided along any street frontage, exclusive of the 6th Avenue Street frontage where an 8.5-foot wide sidewalk is required.

Bicycle racks shall be provided throughout the site.

Parking lot lighting shall be cut-off type fixture and pedestrian in scale, with a maximum height of 20 feet.

4. **Landscaping:** The proposed "PUD" Conceptual Plan demonstrates that the open space areas and parking lots would be substantially landscaped with a mix of overstory trees, understory trees, and shrubs. Staff recommends a note be added to state that any off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the "C-2" District. Staff also recommends provision of one (1) street tree per 30 feet of street frontage exclusive of vision clearance areas.
5. **PlanDSM Creating Our Tomorrow:** The recently adopted PlanDSM Land Use Plan designates the intersection of University Avenue and 6th Avenue as a Community Node. The intent of Community Nodes is to require density and promote a sense of place. While it isn't practical to require the hospital to construct a building right up to the property lines within the node, Staff believes the "PUD" Conceptual Plan should call for an enhanced presence within the node achieved through additional landscaping and decorative features.
6. **Architecture:** The proposed "PUD" Conceptual Plan indicates that the proposed additions to the hospital structure, including the 11-story Southeast Tower would be sided with materials to blend with the East Tower that constructed circa 2008. The materials include masonry wall panels, glass, aluminum curtain walls, and wall louver systems.

The proposed "PUD" Conceptual Plan indicates that the proposed east parking garage would be constructed into the terrain so that the lower level would be at grade with 2nd Avenue and the top level (4th) would be at grade with vacated 3rd Street. The exposed

portions of the parking garage would be sided with precast concrete, aluminum curtain walls, and a cable railing system. The proposed addition to the west parking garage would be constructed with materials that match the existing structure. Elevations have not been provided for the proposed Southwest Parking Garage. Staff recommends that a note be added to state that the Southwest Parking Garage shall have a design compatible with the proposed west parking garage to the satisfaction of the City's Planning Administrator.

- 7. **Signage:** The proposed "PUD" Conceptual Plan proposed a new unified signage plan for the campus. The plan proposed three types of freestanding signs, including identification signs for the major corners of the campus, identification signs for the major entrances to the campus, and directional signs within the campus. The plan also proposes a mix of building-mounted signs.

The proposed identification signs for the major corners of the campus would be up to 12 feet tall and 35 feet wide, with an additional cross element to the side that would be approximately 24 feet tall. The signs would be comprised with individual letters mounted on a sign base. The Conceptual Plan indicates that these signs would be placed in five (5) locations at the corners of campus in order to provide a gateway feature. Staff recommends that these signs be limited to 10 feet in height, exclusive of any cross element.

The proposed identification signs for the major entrances to the campus would be up to 17 feet tall and 8 feet wide. The signs would be comprised of an internally illuminated cabinet mounted on a masonry base. The Conceptual Plan indicates that these signs would be placed in eight (8) locations near the primary entrances to the campus. Staff notes that four (4) of these signs are existing. Staff believes that the proposed maximum 17 feet of height for these signs is acceptable given the scale of the 38-acre campus and since these sign would provide vital information for people driving to the hospital and/or emergency room.

The submitted elevations demonstrate approximately 26 building-mounted signs throughout the 38-acre campus. These include multiple signs that contain Mercy Medical Center's "cross" logo only. While some of the signs are large, staff believes that they are appropriate given the scale of the building and are architecturally integrated into the building.

- 8. **Fencing:** Staff recommends a note to state that any fence shall be in accordance with the fencing standards applicable in the "C-2" District, so long as any chain link fence shall have black vinyl-cladding and so long as any fence within 50 feet of any property line shall be a decorative wrought iron fence with a maximum height of 4 feet.
- 9. **Other Information:** The "PUD" Conceptual Plan must demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the masonry materials used on the primary structure and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within a building.

Staff recommends that the following notes be added to the "PUD" Conceptual Plan:

- All roof top mechanical equipment shall be screened by architecturally integrated screening elements.
- All mechanical equipment, meters, condensers, etc. shall be interior to the campus or appropriately screened so that it is not visible from any public street.
- Any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.

SUMMARY OF DISCUSSION

CJ Stephens left the meeting @ 8:00 pm

Jacqueline Easley recused herself from discussion as an employee of the Mercy Health System.

Erik Lundy presented the staff report and recommendation.

Sandy Swanson 1111 6th Avenue briefly described the project. This project is the logical next phase for Mercy as they continue to modernize, improve and update their campus and also invest in the northern region of the Des Moines area over the next decade. One of the project drivers that led to this point are 60% of the adult surgical beds are still in towers that were built in the 1970's. The 300 rooms are not adequate for the level, intensity, and sophistication of technology that they are bringing to the patient's bedside in this era of healthcare. The floor to floor height in these buildings are only 10 feet causing significant challenges in terms of adding technology that needs to go into the ceiling and a constraint for I.T. infrastructure that accompanies these new technologies they would like to implement. Also every other wall is a load bearing concrete wall making their ability to change the size of the rooms restricted where they cannot accommodate new technologies of a patient care environment they would like to achieve. An extensive review was done by Mercy to see if it might be possible to renovate the towers to achieve the kind of clinical environment that is currently needed and into the future. The designers and engineers helped them to understand that is was not possible because of the infrastructure constraints in the existing building. To improve the patient care environment in the 300 rooms, knowing they had some wayfinding and flow issues on their campus that has evolved over the 40 years and the construction and renovation in the existing towers was not possible they began planning for a new patient tower on the southeast corner of the campus. The new tower will be accompanied by infrastructure, additional building that will connect the new tower to the existing structures on campus including 411 Laurel Mercy Medical Plaza. Also, they will construct additional parking on the west and east side of the campus. They will also build a new power plant and construct a new loading dock. The benefits they plan to see as the result of this project are their ability to develop modern healing environment that are adaptable and flexible for the next 40 years and will be able to because of the I.T. infrastructure to support. All these rooms will be monitored in an advance way for the level of care that is in the future. They will be adding approximately 900 parking spaces to the campus and improve their wayfinding. Equally important, the investment that Mercy is making in this campus will make it more pedestrian friendly, will improve the connections to the community and to downtown. Community involvement has been very important as they have developed this project. They are pleased that they have

received support from the River Bend and Cheatom Park Neighborhood Associations as well as the 6th Avenue Corridor board. They are excited as they talk to those groups about how they can collaborate together to improve, enhance and revitalize the neighborhood. They are confident that this project will accomplish not only excellent clinical care for their patients going forward, but also that improvement to the community that is so vital to Des Moines.

Greg Wattier asked what is being done for walkability and fundamentally putting 1400 parking spaces near the 2nd Avenue and University intersection is extreme.

Sandy Swanson stated the specifics they are planning to do. They agree to the recommendation for increasing the number of bicycle racks throughout the site, widening sidewalks along 6th Avenue and are collaborating in a variety of other ways with the 6th Avenue Corridor Board to support many of their initiatives. They had discussion with the City about trying to identify ways to tie through Laurel Street and on down to River Walk. They are also looking at developing enhanced landscaping and features at the four corners of their campus as they interact out to the community to make it more visibly pleasing, inviting and easier for guest and patients as they come on the campus.

Pat Dunn RDG Planning and Design stated he wanted to first expand on the connectivity and pedestrian friendliness and how this project fits within the context of this neighborhood. The structured parking on the far south and the parcel becoming a part of the PUD, keep in mind it is only two levels. The top level is below the elevation of 6th Avenue and below the elevation of Day Street to the south. Therefore, it would not impact the visibility of Mercy's campus. The pedestrian connection to 6th and the bridge over 235 at 6th is critical for their connection to downtown. That parcel not only becomes a great welcoming and getting that building out of there increases the image but from a pedestrian standpoint it is fundamental to them connecting to downtown. This provides ample opportunity for pedestrian movement. The larger structured parking on the east side is a 3.5 stories. The top level is level with 3rd Street. The Southeast corner of the project, the potential for this to connect to future expansion of Riverwalk has been part of the internal conversation. They are in agreement with most of the conditions, however, they are asking for clarification on the following conditions:

#2 – Instead of “A minimum 4-foot tall decorative wrought iron fence”. They would like the wording to be “An Urban Edge Element”. This allows the 6th Avenue Corridor design and the Mercy Campus to work together on a unique edge element.

#4 – They have now provided a traffic analysis that should give staff what they need to come to the conclusion to give them a recommendation on that.

#5 – Their response and request would be that Mercy is obviously very in favor of pedestrian safety and promoting their employees and visitors to use designated crosswalks. They would like to allow the 6th Avenue Corridor to finalize its recommendation. They are asking that the crossing points can evolve holistically between both 6th Avenue Corridor and Mercy.

#6 – Part of this overall campus is to take some of those adjacent parcels, parking and some of that land use that is currently underutilized for example on the other side of University to move that and concentrate that on campus to allow for some of that to

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develop in a unique way. The long term intent is for the parking north of University to come back on campus as a part of this project. Therefore, the enhanced crosswalk that does exist could remain and may want to remain but they don't see any additional enhancement or crossing as part of this PUD.

Mike Simonson asked at what point does the City require current landscape standards for something that was built 40 years ago.

Mike Ludwig stated if it exceeds 50% of value or building area then the whole site has to be brought into conformance.

Pat Dunn stated one point of clarification is one of the recommendation of staff that Mercy has agreed to be around the entire perimeter of this PUD in that park way in that right-of-way area between the sidewalk and the street, Mercy has committed to tree planting 30 foot on center.

Mike Simonson stated he appreciates that. He would like to see more trees in the parking lot and also asked for clarification of Urban Edge.

Pat Dunn – In coordination with staff upon what terminology to use, that was the term agreed upon.

CHAIRPERSON OPENED THE PUBLIC HEARING

There was no one to speak in favor or in opposition of the applicant's request.

CHAIRPERSON CLOSED THE PUBLIC HEARING

COMMISSION ACTION

Mike Simonson moved staff recommendation Part A) the proposed rezoning and "PUD" Conceptual Plan be found in conformance with the existing Des Moines' 2020 Community Character Plan and the proposed PlanDSM: Creating Our Tomorrow Plan, approval of Part B) the request to rezone the property from "C-2" General Retail and Highway-Oriented Commercial District to "PUD" Planned Unit Development District and approval of Part C) the proposed 4th Amendment to the Mercy "PUD" Conceptual Plan, subject to the following revisions:

1. Provision of a note stating that any future development shall be in accordance with the 6th Avenue Streetscape Plan to the satisfaction of the City's Planning Administrator.
2. An Urban Edge Element shall be provided along any off-street surface parking lot within 30 feet of the 6th Avenue frontage.
3. The proposed drive entrance from 6th Avenue to the southwest parking ramp shall be eliminated.
4. The "PUD" Conceptual Plan shall demonstrate an eastbound right turn lane within Laurel Street at 2nd Avenue.

5. Provision of a note stating that a minimum 5-foot wide sidewalk shall be provided along any street frontage, exclusive of the 6th Avenue Street frontage where the 6th Avenue streetscape shall be provided.
6. Provision of a note stating that bicycle racks shall be provided throughout the site.
7. Provision of a note stating that parking lot lighting shall be cut-off type fixture and pedestrian in scale, with a maximum height of 20 feet.
8. Provision of a note stating that any off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the "C-2" District.
9. Provision of one (1) street tree per 30 feet of street frontage exclusive of vision clearance areas.
10. Provision of an enhanced entry feature at the northwest corner of the site within the Community Node at the intersection of 6th Avenue and University Avenue, to the satisfaction of the City's Planning Administrator.
11. Provision of character elevations or a note that ensures the proposed Southwest Parking Garage shall have a design that is compatible with the proposed west parking garage to the satisfaction of the City's Planning Administrator.
12. The freestanding identification signs proposed for the gateway corners of the campus shall have a maximum height of 10 feet, exclusive of any cross element.
13. Provision of a note stating that any fence shall be in accordance with the fencing standards applicable in the "C-2" District, so long as any chain link fence shall have black vinyl-cladding and so long as any fence within 50 feet of any property line shall be a decorative wrought iron fence with a maximum height of 4 feet.
14. The "PUD" Conceptual Plan shall demonstrate the location of any outdoor refuse collection container enclosure and provide a statement that any such structure will be constructed with masonry materials that match the masonry materials used on the primary structure and 100% opaque steel gates. Any enclosure structure should also include non-gated pedestrian entrance and be sized to accommodate recycling containers. If no outdoor enclosures are proposed, then a note should be added to state that all refuse collection containers must be located within a building.
15. Provision of a note stating that all roof top mechanical equipment shall be screened by architecturally integrated screening elements
16. Provision of a note stating that all mechanical equipment, meters, condensers, etc. shall be interior to the campus or appropriately screened so that it is not visible from any public street
17. Provision of a note stating that any transformers shall be located within the buildings or within off-street parking areas and screened from view of public streets to the satisfaction of the Planning Administrator; and

Staff work with the applicant on the following that the applicant has proposed:

1. Final approval of the "PUD" Conceptual Plan shall be subject to review analysis by the City's Traffic & Transportation Division staff for a determination by staff as to whether modifications or improvements to the proposed street network are necessary. This includes a determination regarding the proposed turn lane and entrance along 2nd Avenue.

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2. The "PUD" Conceptual Plan shall indicate whether the parking to the west of 6th Avenue will remain. Pedestrian enhancements that are necessary for crossing 6th Avenue shall be designed to coordinate with the 6th Avenue Corridor Streetscape design.
3. The "PUD" Conceptual Plan shall indicate whether the parking to the north of University Avenue will remain. If it to remain, the "PUD" Conceptual Plan must identify any pedestrian crossing enhancements that are necessary for crossing University Avenue.

Motion carried 9-0 (Jacqueline Easley recused herself from discussion as an employee of the Mercy Health System).

Respectfully submitted,



Michael Ludwig, AICP
Planning Administrator

MGL:clw

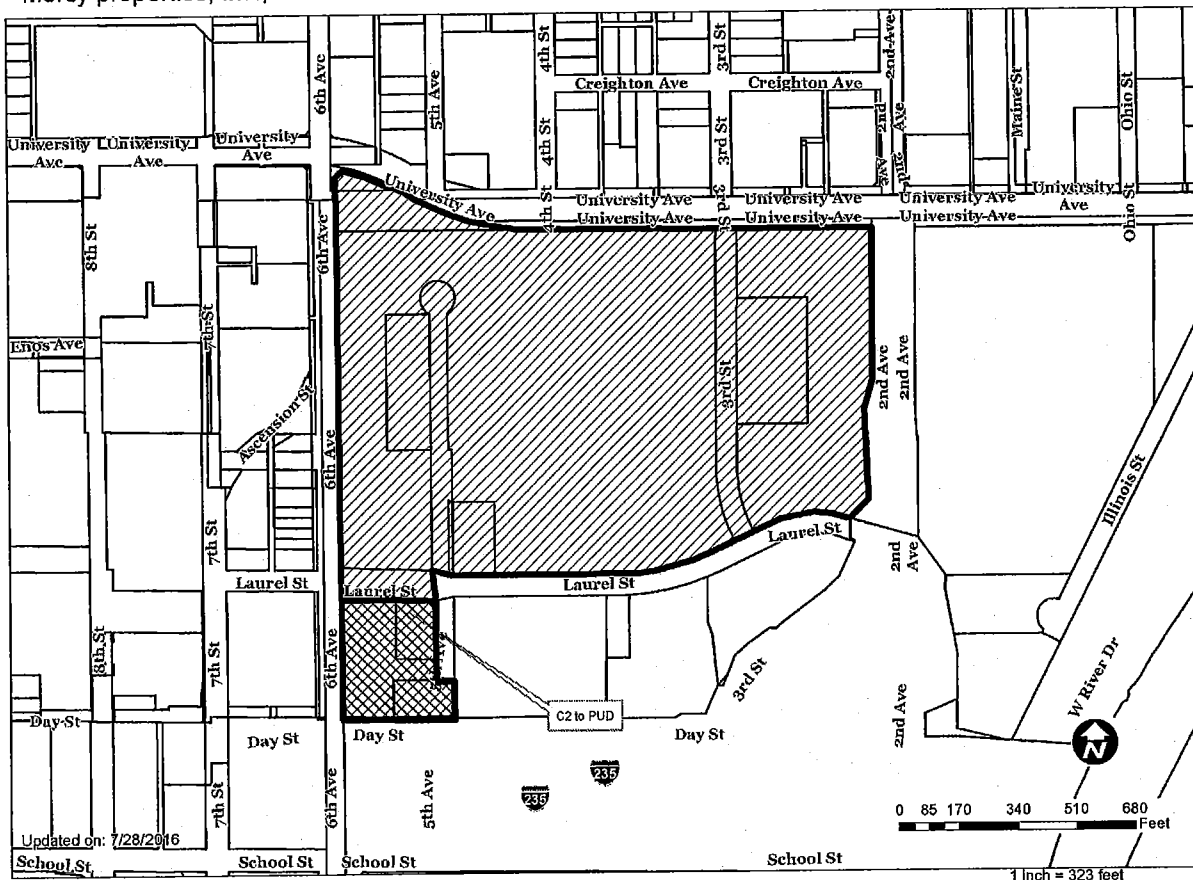
Attachment

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Mercury Properties, Inc. (owner) for property located at 1121 & 1131 3rd Street, 411 & 500 Laurel Street, 1040 5th Avenue and 1055 & 1111 6th Avenue.		File # ZON2016-00139		
Description of Action	Approval of request to rezone property at 1040 5 th Avenue, 1055 6 th Avenue, and 500 Laurel Street from "C-2" General Retail and Highway Oriented District to "PUD" Planned Unit Development.			
PlanDSM Future Land Use	Current: Public/Semi-Public and Medium Density Residential. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	6 th Avenue Streetscape Project.			
Current Zoning District	"PUD" Planned Unit Development District, "C-2" General Retail and Highway Oriented Commercial District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	9-0	Required 6/7 Vote of the City Council	Yes
	Denial			No
				X

Mercury properties, Inc., 1055 6th Avenue

ZON2016-00139

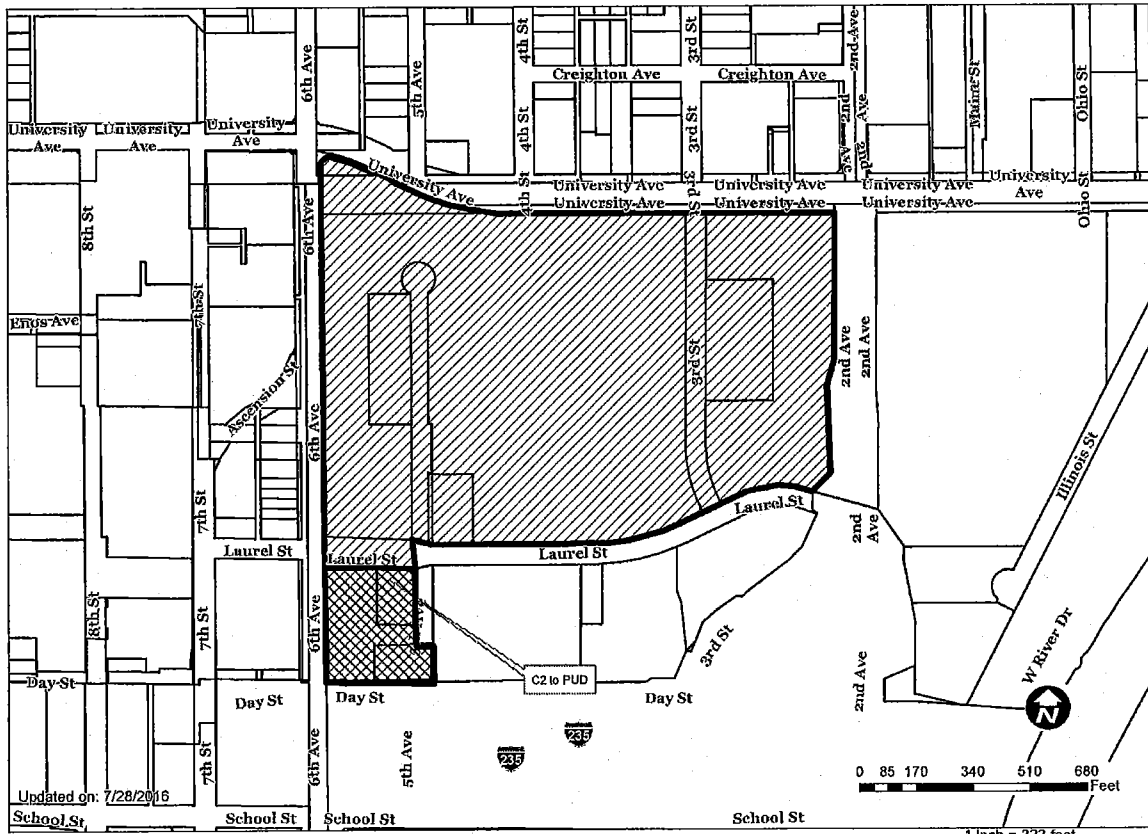


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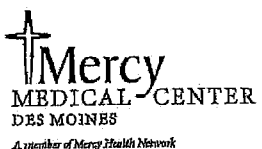
Mercury Properties, Inc. (owner) for property located at 1121 & 1131 3rd Street, 411 & 500 Laurel Street, 1040 5th Avenue and 1055 & 1111 6th Avenue.			File # ZON2016-00139	
Description of Action	Approval of the 4th Amendment to the Mercy Medical Center PUD Conceptual Plan to expand the PUD area by 2.3 acres and to allow for the following: demolition of the existing Mercy Apartments for development of a new parking structure and additional surface parking; demolition of the Mercy Office Plaza building for development of a parking structure; and demolition of the existing east parking structure for development of an 11-story hospital tower with 2 levels of subsurface parking subject to revisions.			
PlanDSM Future Land Use	Current: Public/Semi-Public Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan	6 th Avenue Streetscape Project.			
Current Zoning District	"PUD" Planned Unit Development District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
Proposed Zoning District	"PUD" Planned Unit Development District, "C-2" General Retail and Highway Oriented Commercial District, "GGP" Gambling Games Prohibition Overlay District and "FSO" Freestanding Signs Overlay District.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area				
Plan and Zoning Commission Action	Approval	9-0	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Mercury properties, Inc., 1055 6th Avenue

ZON2016-00139



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CITY OF DES MOINES PLAN & ZONING COMMISSION
for Mercy Medical Center ~ Des Moines PUD Amendment #4
Subject: Mercy Park Apartments
August 18, 2016

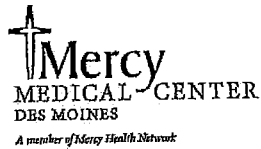
What is the status of the transition at Mercy Park Apartments?

In November 2015, Mercy leadership announced to the residents of Mercy Park Apartments (MPA) that the apartments would be closed in September 2016. This gave the MPA residents nearly ten months' advance notice of the closing and preparation time for relocation. The apartments have provided independent, market-rate housing; they were not specifically designated as housing for seniors, or as low-income housing.

Mercy provided a generous transition package for the MPA residents. There were approximately 220 residents living at MPA in November 2015. As of the middle of August 2016, all residents have identified alternate housing.

What was the MPA transition package?

- Mercy provided rental discounts for each rental unit that included:
 - o A \$1,000 moving stipend, provided to the residents on November 30, 2015
 - o A free month of rent on the last month of each lease at Mercy Park Apartments, distributed to residents as they relocated from the apartments
- Mercy returned the security deposits for each rental unit, in the form of checks distributed to the residents in early January 2016. The security deposits were returned in full, with interest, without consideration for any cleaning fees or damages.
- Current leases were automatically extended to August 31, 2016 (from original lease end date of June 30, 2016), for those residents desiring to remain until that time. Residents are being released from their leases at any time of their choosing, without penalty or any requirement to pay rent to through the end of the current or extended lease terms (June 30, 2016 / August 31, 2016).
- Mercy hired two relocation specialists/navigators to provide complimentary assistance to help residents identify available housing in the greater Des Moines metro area, and to assist residents with logistics related to relocation (packing, arranging for utilities, travel to visit alternate housing options, submission of housing applications, cleaning apartments, etc.). The navigators met with residents to help them review their priorities for new housing, and view properties online or set up appointments to visit potential new housing options. They also organized an on-site "housing fair" where numerous Des Moines area apartment managers and developers provided information on housing options. The navigators provided nearly 600 hours of support to residents between November 2015 and June 2016.
- Mercy reimbursed residents for improvements they made to their apartments between July 1, 2014 and December 31, 2015. For example, some residents paid to add special cabinetry or carpeting in their apartments. Mercy reimbursed these costs in full. Payments were made to residents in late January 2016.
- We were blessed with an outpouring of interest from Mercy staff to provide moving assistance to residents. Our Mission team organized teams of two to four staff members who volunteered to assist residents (at their request) with light moving tasks such as packing dishes or household items,

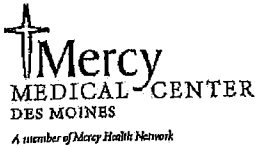


moving boxes, etc. Mercy also provided packing materials. Approximately 120 staff volunteered nearly 450 hours of moving assistance.

- Mercy allowed residents to remove appliances (refrigerator, oven, dishwasher) and curtains / blinds from their apartments, at no cost.
- Mercy provided all residents and their families with access to complimentary and confidential counseling services, for those who wanted additional support to assist them through the transition process. Mercy arranged for a licensed counselor to be available to meet with residents, by appointment, to assist them in developing a plan for a healthy transition. Five residents/families took advantage of this service.

What will happen to the apartments after September 1, 2016?

After September 1, 2016, the apartment complex will be closed and all residents will have relocated to new homes. Mercy staff will secure the building to assure it is safe and closed to the public, and environmental controls are adjusted to maintain the building in satisfactory condition while vacant. We are currently working with various social service organizations in Des Moines (e.g., Habitat for Humanity, Catholic Charities) to arrange for donation of materials from the apartments (e.g., remaining appliances, building materials, cabinetry, plumbing fixtures, furniture). Once all possible materials have been removed and donated during the fall of 2016, Mercy will make plans to have the buildings demolished. The objective is to demolish some of the buildings in six to twelve months after they have been vacated. One to two of the buildings may remain in place for 5 – 8 years and be used as office space during that time.



CITY OF DES MOINES PLAN & ZONING COMMISSION
for Mercy Medical Center – Des Moines PUD Amendment #4
Subject: Community Outreach and Input
August 18, 2016

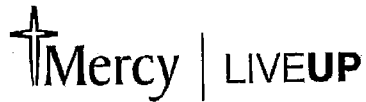
Collaboration with the community has been an important part of Mercy's campus master planning process. As part of the planning for the future of Mercy's downtown campus, Mercy's leadership team and Board have been committed to seeking community input and opportunities to collaborate with our neighbors. Mercy's leadership team met during the past months with property owners/managers and community representatives from the area surrounding our downtown campus. Mercy discussed the campus plan with:

- The 6th Avenue Corridor Board
- The Cheatom Park Neighborhood Association
- The River Bend Neighborhood Association
- Greater Des Moines Partnership
- R. J. Conley Hotel Group, L.C. for the Holiday Inn – Downtown at 1050 6th Avenue
- Des Moines Area Community College – Downtown Campus
- Burns Housing / Keyway Management (owners / operators of Walden Point Senior Living at 1200 Fourth Street)
- Venture Management Consultants Inc. (representatives of medical office building at 330 Laurel Street)
- Graham Group (representatives of Mercy Medical Plaza at 411 Laurel Street)
- General Surgery Physicians, PC with offices at 315 University Avenue
- Women's Health Services, PLLC with offices at 303 University Avenue

We shared with these neighbors an overview of the campus master plan and gained their input on key elements and opportunities to collaborate.

In addition, Mercy was pleased to hold the required public informational meeting on Thursday, August 4. The attached letter was sent approximately three weeks in advance to neighboring property owners and neighborhood associations inviting them to participate in the meeting. Three neighbors attended – two from Graham Group and one from the Des Moines DMACC campus staff.

Letters of support for the project are attached.



July 14, 2016

PLEASE JOIN US –

Mercy Medical Center – Des Moines invites you to attend an informational meeting to discuss Mercy's plans to improve and modernize its downtown campus, including development of a new patient tower on the southeast corner of the campus.

The meeting is part of Mercy's request to the City of Des Moines to:

- 1) Update the Planned Unit Development (PUD) agreement between Mercy and the City. The PUD contains the zoning rules and regulations that apply to Mercy's downtown campus.
- 2) Rezone the land on which Mercy Office Plaza (MOP) currently sits (at 6th and Laurel Streets in Des Moines, adjacent to the downtown campus) so it may be incorporated into the updated PUD.

What: Mercy Medical Center – Des Moines' Neighborhood Informational Meeting
When: 5:30 PM on Thursday, August 4, 2016
Where: Mercy Medical Center East Tower Building – Level A – Conference Room 6 (CR-6)
(see enclosed maps)

Please contact Sandy Swanson at sswanson@mercydesmoines.org or 515-358-8387 if there are questions.

We look forward to meeting with you on August 4. Thank you.

MERCY MEDICAL CENTER – DES MOINES LEADERSHIP TEAM



July 21, 2016

Sandra Swanson
Director, Strategic Projects
Mercy Medical Center – Des Moines
1755 59th Place
West Des Moines, IA 50266

Dear Sandy:

Thank you for meeting with the River Bend Neighborhood Association Board of Directors in June to share information on the Mercy – Des Moines campus master planning effort. We appreciate the collaborative approach Mercy is taking to development in the north region of Des Moines. Many of Mercy's objectives for improvement in our community are consistent with the priority areas as outlined in the 2015 River Bend Neighborhood Plan that was adopted by the City of Des Moines.

After reviewing the plan presented by the Mercy team, the River Bend Neighborhood Association is pleased to support the development and the commitment Mercy is making to improved patient care and overall enhancement of our community.

Best regards,

Breanne Barnum

Breanne D. Barnum, President
River Bend Neighborhood Association

River Bend Mission: River Bend Neighborhood Association is a non-profit organization dedicated to improving quality of life, sense of community, and pride in our urban neighborhood. River Bend provides resources for special events and activities that promote community involvement, appreciation of diversity, education and safety, architectural preservation and restoration, small business opportunities, and effective communication.



P.O. Box 656
Des Moines, Iowa 50309

August 16, 2016

City of Des Moines
Zoning Board of Adjustment
City Hall
400 Robert D Ray Drive
Des Moines, Iowa 50309

Re: Mercy Medical Center-Des Moines
Campus Master Plan

Dear Zoning Board:

This letter is written in regard to the PUD update request to the City of Des Moines related to the campus master plan changes proposed for Mercy Medical Center (Mercy) in Des Moines, Iowa. We understand that Mercy is proposing an expansion at the center to better serve their customers.

On behalf of Mercy Medical Center, the Cheatom Park Neighborhood Association is in support of the proposed campus master plan changes.

Sincerely,

Nina M. Koger, Treasurer
Cheatom Park Neighborhood Association



An Urban Main Street Program
P.O. Box 8225 • Des Moines, IA 50301
director@6thavedsm.org
www.6thavedsm.org
515-314-4243

August 9, 2016

Sandra Swanson
Director, Strategic Projects
Mercy Medical Center
1755 59th Place
West Des Moines, Iowa 50266

Re: Mercy Medical Center PUD Conceptual Plan

The 6th Avenue Corridor enthusiastically supports Mercy Medical Center's conceptual plans to transform the urban campus on the southeast corner of 6th Avenue and University Avenue. Mercy Medical Center has been a vital partner in the ongoing revitalization of 6th Avenue, and the significant investments proposed for this campus and its facilities will improve the aesthetics and appeal of a critical gateway property to the 6th Avenue Corridor Urban Main Street District.

Mercy Medical Center is an anchor institution for not only our Main Street District, but for the entire City of Des Moines. Reconfiguring the urban campus will keep Mercy Medical Center at the cutting-edge of innovative and effective patient care, provide an appealing and efficient workplace environment, and enhance the urban landscape.

In particular, we commend Mercy's efforts to meet with our organization and other community-based groups to gather input throughout this process. We look forward to continued conversations as more detail is added to the plans in the coming weeks and months.

We would be happy to visit further about our support of this project. Please contact me at director@6thavedsm.org or 515-314-4243 with any questions.

With best regards,

A handwritten signature in cursive script that reads "Breann Bye".

Breann Bye
Executive Director
6th Avenue Corridor, Inc.

About 6th Avenue Corridor

The 6th Avenue Corridor, Inc. is an ambitious non-profit organization whose mission is to coordinate the commercial revitalization of 6th Avenue from I-235 north to the Des Moines River bridge, through the historic River Bend and Cheatom Park neighborhoods.

As a designated Main Street Iowa Urban Neighborhood program, the 6th Avenue Corridor aims to improve the quality of life for local residents, while creating a destination for others throughout the City. Our holistic approach to revitalization encompasses neighborhood beautification, economic development, business stabilization, historic preservation, pedestrian safety enhancements, and hosting of events to change lingering negative perceptions of the area.



GREATER DES MOINES
IN PARTNERSHIP

700 Locust St.,
Ste. 100
Des Moines, Iowa
50309 | USA
p: (515) 286-4950
DesMoinesMetro.com

July 25, 2016

Sandra M. Swanson
Director, Strategic Projects
Mercy Medical Center – West Lakes
1755 59th Place
West Des Moines, IA 50266

Dear Sandra,

It is my pleasure to write this letter of support for the Mercy Campus Master Plan being submitted to the City of Des Moines Planning and Zoning Board.

Over the past several years Mercy and its partners have made significant investment in the downtown campus including the construction of the East Tower, creation of the Mercy Children's Hospital and new Behavioral Health patient care areas. This plan adds a new patient tower and continues Mercy's commitment to high quality health care for central Iowans.

In conclusion, we fully support Mercy Hospital and the Campus Master Plan. The proposed campus master plan is a reasonable and rational approach to address facility issues and efficiently distribute services across all their campuses.

Sincerely,

Eugene Meyer
President

Walden Point Assisted Living
BurnsHousing.com
KeywayManagement.com
1200 4th Street
Des Moines, Iowa 50314

August 4, 2016

To whom it may concern,

On behalf of Walden Point, Burns Housing, and Keyway Management, I am writing in support of Mercy Medical Center - Des Moines' plan to enhance its downtown campus. Mercy's plan will significantly improve the level of care available for care in the Des Moines area. In addition, Mercy's plan will positively benefit the community and residents of the north Des Moines region.

Burns Housing owns and Keyway Management operates Walden Point, a senior living community located at 1200 4th Street, immediately north of Mercy's downtown campus. Walden Point offers assisted living services.

Mercy and Walden Point have shared common goals of providing the very best care and facilities for the Des Moines community and contributing to the vibrancy of our immediate neighborhood. Mercy's proposed project will enhance its ability to continue to meet both goals. We are pleased to support the project.

Walden Point Assisted Living
BurnsHousing.com
KeywayManagement.com


Jesse Burns



12333 STRATFORD DRIVE
CLIVE, IOWA 50325
515.778.3353

July 21, 2016

Mercy Medical Center
Sandra Swanson
1755 59th Place
West Des Moines, IA 50266

Dear Mrs. Swanson,

Thank you for the opportunity to sit down and discuss all of the exciting things coming to the Mercy Campus downtown. As representatives for the property at 330 Laurel, we can tell you that our ownership group is excited to see the improvements to the Mercy Campus, and fully supports the master plan and vision for the project.

We look forward to seeing the Mercy Campus develop and grow over the coming years.

Please let us know if there is anything we can do to help you make this project a reality.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Snyder', is written over a horizontal line.

Kevin Snyder, President
Venture Management Consultants, Inc.

R.J. CONLEY HOTEL GROUP, L.C.
HOTEL PROPERTY MANAGEMENT, OPERATORS & CONSULTANTS

1050 SIXTH AVENUE
DES MOINES, IOWA 50314

TELEPHONE 515-283-0151
FACSIMILE 515-288-1339

June 9, 2016

Mr. Joseph LeValley
Senior Vice President
Mercy Health Network
1755 59th Place
West Des Moines, IA 50266

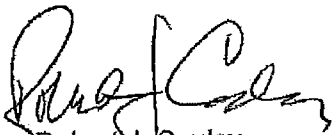
Dear Mr. LeValley;

Thank you for taking the time to meet with us recently and sharing the Mercy Medical Center Campus Master Plan.

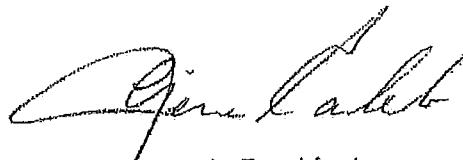
After reviewing the plan presented, it is apparent that Mercy Medical Center has made an unprecedented commitment to not only the future patient care experience but also a vision to create a stronger connection to Downtown Des Moines and its neighborhood. This vision and financial investment will greatly enhance the long term evolution of the near north side of the City and we, as your neighbors, are here to enthusiastically support your effort.

Once again, thank you for sharing these plans with us.

Sincerely,



Robert J. Conley
R.J. Conley Hotel Group, L.C.



Gene Caleb, President
R.J. Conley Hotel Group, L.C.

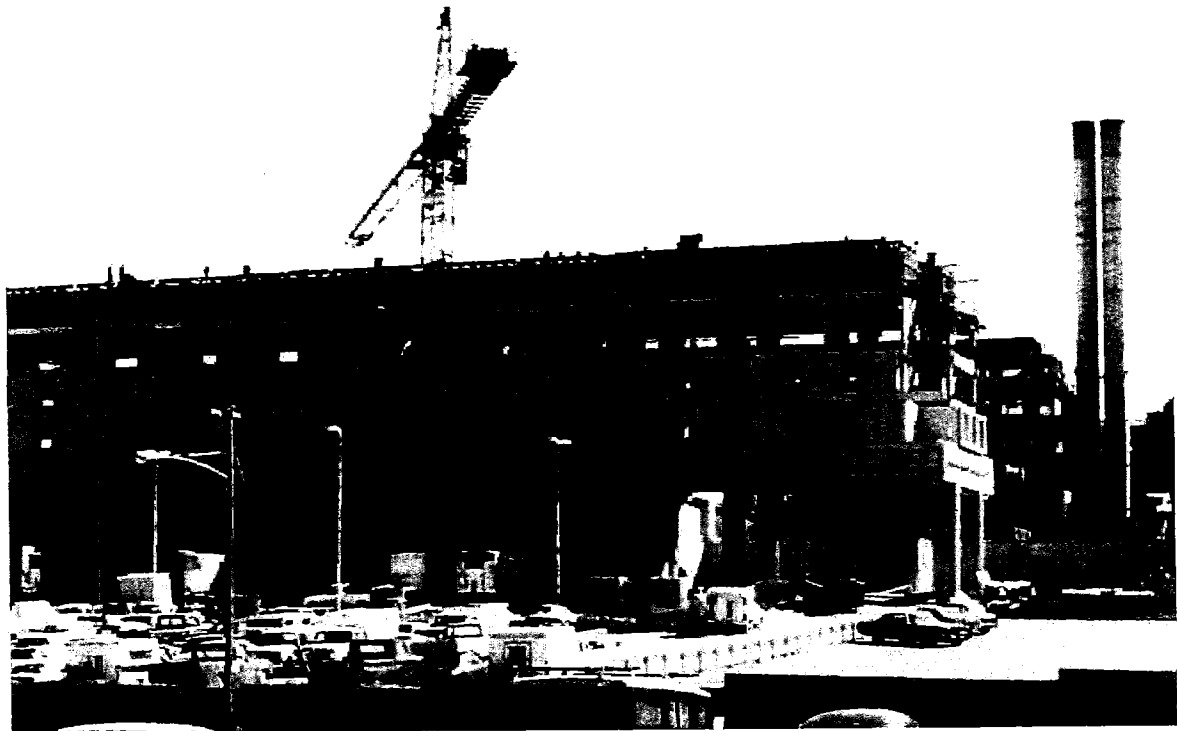
Mercy Medical Center – Des Moines Campus Master Plan



August 2016

The Towers

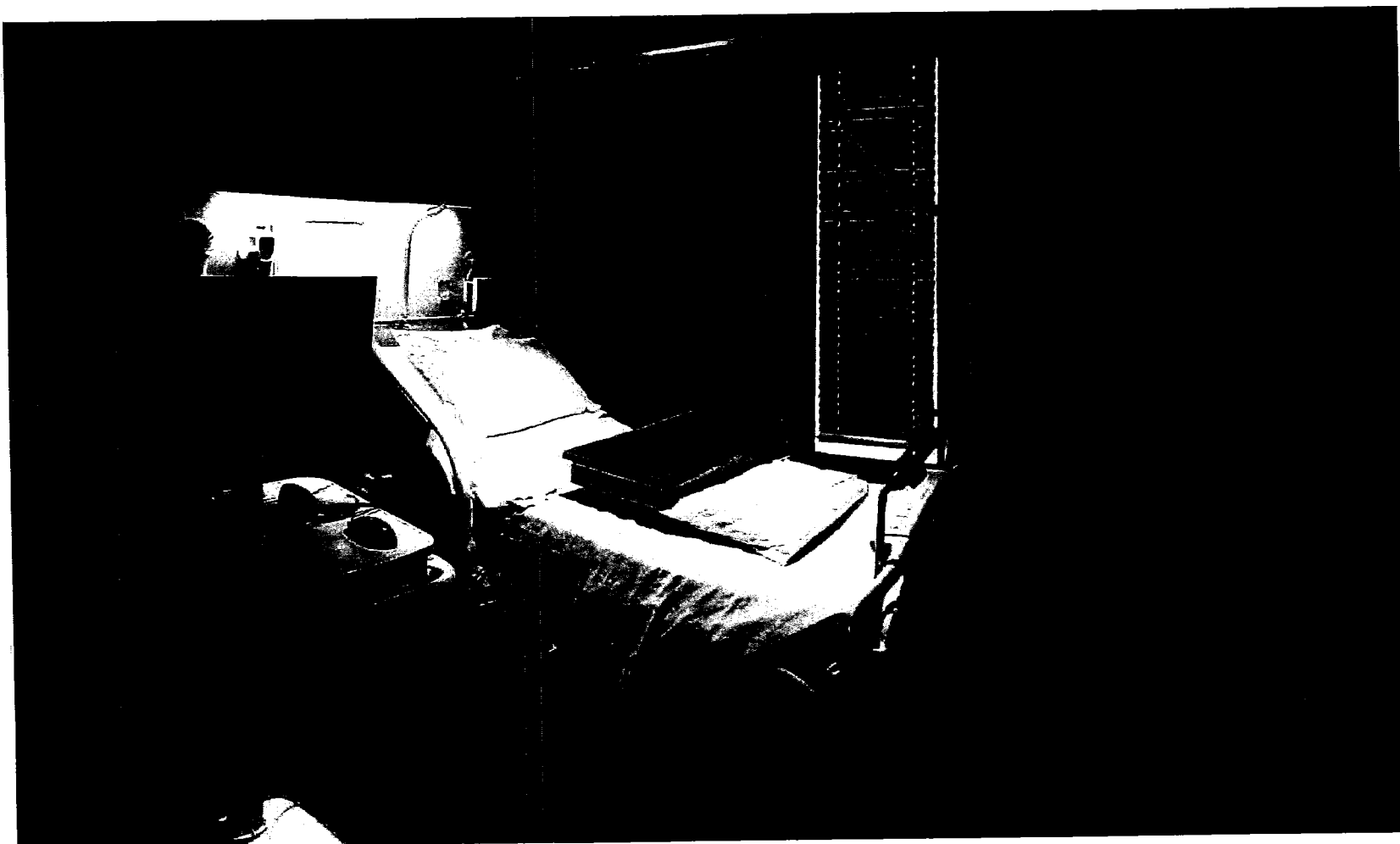
- Opened more than 40 years ago
- Significant advances in care, family involvement, technology



- First in Iowa with all private rooms
- Result – rooms were very small (147 square feet)
 - Visiting for 2 hours a day
 - Limited medical equipment
- Some floors have had minimal attention since that time

Typical Patient Room: the Towers Floors 5-9

- 147 square feet



Campus Master Planning

Downtown Campus Shortcomings

- 1970s towers challenged
 - Outdated, inefficient design, i.e. long, double-loaded corridors
 - Narrow “footprint” of towers prevents creation of modern work flows
 - Patient rooms very small, inadequate space for staff, equipment, family members
 - Small bathrooms and no tubs
 - Limited natural light – cost \$2 million per floor to remove concrete panels and expand windows
 - Inadequate ceiling heights – rooms never can be acuity adaptable (no booms, no ceiling lifts)
 - Limited air exchanges – renovation as patient space requires new external air handling system

Campus Master Planning

- 1970s Towers Challenged cont...
 - “Pan” system for heating and cooling does not allow individual room temperature controls
 - Concrete structure / every other wall is load-bearing – barrier to correcting rooms sizes
 - Doubling the room sizes results in rooms too large, and too few in number
 - Converting rooms to 3 to 2 extremely difficult without interstitial floor and creates extreme noise and dust
 - In either solution, nursing units are too small to be efficient
 - In either solution, rooms cannot be same-handed or acuity adaptable

Overall Campus Planning Strategy

- Major Components of the plan for implementation over the next decade:
 - Remove East Parking Ramp, Mercy Office Plaza, Mercy Park Apartments, and West Plaza of Mercy Medical Plaza
 - Create new East and West parking structures .
 - Create replacement patient tower and north-south & east-west connections to existing medical center buildings
 - Create new power plant and loading dock
 - Integrate remaining Mercy Medical Plaza buildings into overall campus flow
- The project will achieve:
 - Modern healing environments designed and flexible for future technologies and patient care systems
 - All rooms capable of advanced, monitored care
 - Separation of direct patient care services from public flows and “back of house” functions; improved guest, patient, staff and materials flows throughout the campus
 - Approximately 900 additional parking spaces
 - Improved interior and exterior way finding, and visibility for guests accessing the campus
 - More pedestrian-friendly campus with improved connections to the north Des Moines community and to Downtown