

Date October 9, 2017

APPROVING AMENDMENT TO THE CONCEPTUAL DEVELOPMENT
PLAN FOR THE SOUTHRIDGE MALL TO AMEND THE DESIGN OF THE
PROPOSED UNITY POINT MEDICAL CLINIC AT 6520 SE 14th STREET

WHEREAS, on June 22, 2015, the City Council approved an Amended and Restated Urban Renewal Development Agreement with Macerich Southridge Mall LLC and Southridge Adjacent, LLC, a related company, collectively "Macerich" and represented by Scott McMurray, whereby Macerich has undertaken to redevelop and improve the Southridge Mall and the adjoining lots (collectively the "Southridge Mall Project") in conformance with an approved Conceptual Development Plan and minimum development standards, in consideration of a separate economic development grant for each phase of the improvements to be paid in installments from the project generated TIF from that phase; and,

WHEREAS, on August 28, 2017, by Roll Call No. 17-1508, the City Council approved an amendment to the Conceptual Development Plan for the Southridge Mall Project to provide for the development of the lot at 6520 SE 14th Street as a separate phase of the improvements with a new 15,000 square feet medical clinic, parking lot and associated improvements for use by Unity Point; and,

WHEREAS, the architecture of the proposed medical clinic has changed and the size has been reduced to 11,815 square feet; and,

WHEREAS, on September 26, 2017, the Urban Design Review Board reviewed the Amended Conceptual Development Plan for the medical clinic, and by consensus the seven members present expressed their support for the amended Plan, subject to further amendment of the Plan to address the following concerns:

- Take a look and provide more detail of the transitions between building materials, particularly between the brick and the EIFS material on the tower features above the roof line.
- 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.

WHEREAS, a copy of the Amended Conceptual Development Plan for the medical clinic is on file in the office of the City Clerk and available for inspection by the public; and,

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

Date October 9, 2017

1. The Amended Conceptual Development Plan for the proposed medical clinic at 6520 SE 14th Street is hereby approved as an amendment to the overall Conceptual Development Plan for the Southridge Mall Project in replacement of that prior amendment approved on August 28, 2017, by Roll Call No. 17-1508. The proposed medical clinic and the underlying parcel as shown by the Amended Conceptual Development Plan are also approved as a separate phase of the Improvements under the Amended and Restated Urban Renewal Development Agreement.
2. No amendment to the text of the Amended and Restated Urban Renewal Development Agreement is intended by this action.

(Council Communication No. 17- **715**)

ALTERNATIVE "A" – Conditional approval

MOVED by _____ to adopt, subject to the Amended Conceptual Development Plan being first amended to address the concerns raised by the Urban Design Review Board, and to the Economic Development Director approving the amended Plan as having adequately addressed the Board's concerns.

ALTERNATIVE "B" – Approval as submitted

MOVED by _____ to adopt and approve the Amended Conceptual Development Plan as submitted.

FORM APPROVED:

Roger K. Brown

Roger K. Brown, Assistant City Attorney

G:\APPDATA\LEGAL\Urban-Renewal\Southside\Projects\Southridge\Unity Pt\RC Approve Amended Plan 17-10-09.doc

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

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.

MOTION CARRIED APPROVED

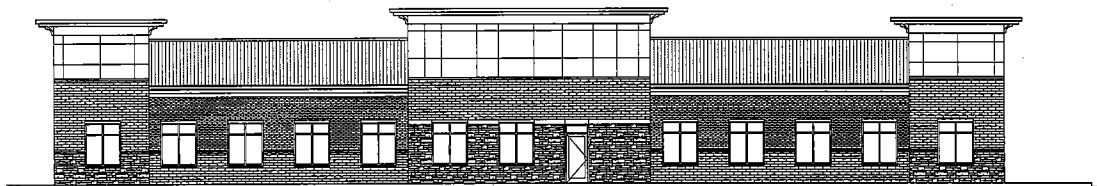
Mayor

City Clerk

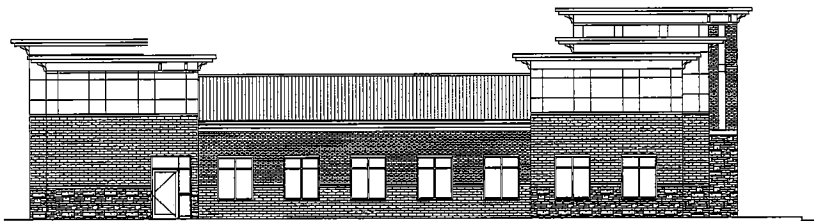
**Amended Conceptual Development Plan
for the Unity Point Clinic at 6520 SE 14th Street**
an amendment to the Conceptual Development Plan
for the overall Southridge Mall project area

Approved on October ____, 2017
By Roll Call No. 17-_____

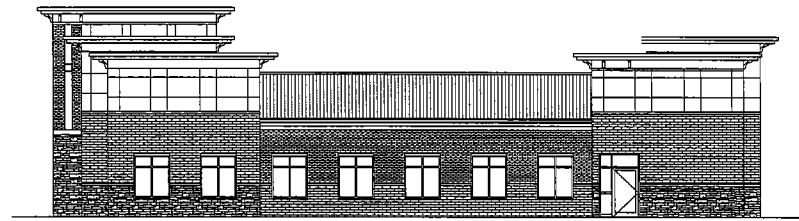
*Approved in replacement of that Conceptual Development Plan amendment approved
by the Des Moines City Council on August 28, 2017, by Roll Call No. 17-1508*



④ WEST ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



③ NORTH ELEVATION
1/8" = 1'-0"



① PRELIMINARY EAST ELEVATION
1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

MAT. LABEL	MATERIAL DESCRIPTION
CORNING-1	PREFINISHED METAL CORNING (COLOR TO BE DETERMINED)
FACSA-1	FIBER CEMENT PANEL, PAINTED (COLOR TO BE DETERMINED)
BRACKET-1	PYPON WARE, OR SIMILAR, PAINTED (COLOR TO BE DETERMINED)
BRICK-1	3 5/8"x2 1/4"x7 5/8" MODULAR BRICK, RED/BRICKY
STONE-1	STONE VENEER: ARCSRAFT - SHADOW STONE
EPS-1	EXTERIOR INSULATION FINISH SYSTEM, SAND FINISH, LIGHT COLOR T&B
EPS-2	EXTERIOR INSULATION FINISH SYSTEM, SAND FINISH, DARK COLOR T&B
ROOF-1	ARCHITECTURAL ASPHALT ROOF: WEATHERED WOOD COLOR
SILL-1	CAST MASONRY SILL PROFILE: SMOOTH/CAST STONE, BUFF
WATER-1	CAST MASONRY SILL PROFILE: SMOOTH, CAST STONE, BUFF
ACCENT-1	CAST MASONRY SILL PROFILE: SMOOTH, CAST STONE, BUFF
SF-1	T.B. ALUMINUM STOREFRONT FINISH: DARK BRONZE FINISH
VS-1	1" INSULATED VISION GLASS: CLEAR W/ LOW E COATING

H. METAL MAN DOORS & FRAMES: PAINTED TO MATCH ADJACENT MATERIAL COLOR.
 CURTAINS & DOWNSPOUTS: METAL, PREFINISHED TO MATCH ADJACENT MATERIAL.
 FASCIA & SOFFIT: TO MATCH EPS-1 COLOR.

UNITY POINT SOUTHGLEN
 6520 SE 14TH STREET
 DES MOINES, IOWA
 09-12-2017

SA#8
17046

This drawing has been prepared by the Architect, or Engineer, or Architectural Firm, or Engineer, or Surveyor, or other professional person, and is intended to be used as a basis for construction. It is not to be used for any other purpose without the written consent of the Architect, Engineer, Surveyor, or other professional person.

simonson

SIMONSON & ASSOCIATES ARCHITECTS LLC
 1217 INGERSOLL AVENUE SUITE 117 DES MOINES IA 50309
 515 266 5625 www.simonsonassoc.com

GLAZING PERCENTAGES:

FRONT/EAST ELEVATION = 20%
SIDE/SOUTH ELEVATION = 2.1%
BACK/WEST ELEVATION = 20%
SIDE/NORTH ELEVATION = 2.1%



NORTHWEST CORNER



SOUTHWEST CORNER



NORTHEAST CORNER



SOUTHEAST CORNER

MASSING IMAGES

UNITY POINT SOUTHGLEN
6520 SE 14TH STREET
DES MOINES, IOWA
09-13-2017

SAAB
17046

This drawing has been prepared by the Architect or Engineer in accordance with the provisions of the Professional Code of Ethics of the State of Iowa. The Architect or Engineer is not responsible for the accuracy of the information provided in this drawing. The Architect or Engineer is not responsible for the accuracy of the information provided in this drawing. The Architect or Engineer is not responsible for the accuracy of the information provided in this drawing.

simonson

simonson & associates architects llc
2717 ingersoll avenue suite 117 des moines ia 50309
ph 515 440 2626 www.simonsonsaac.com

UNITY POINT SOUTHGLEN

EROSION AND SEDIMENT CONTROL PLAN

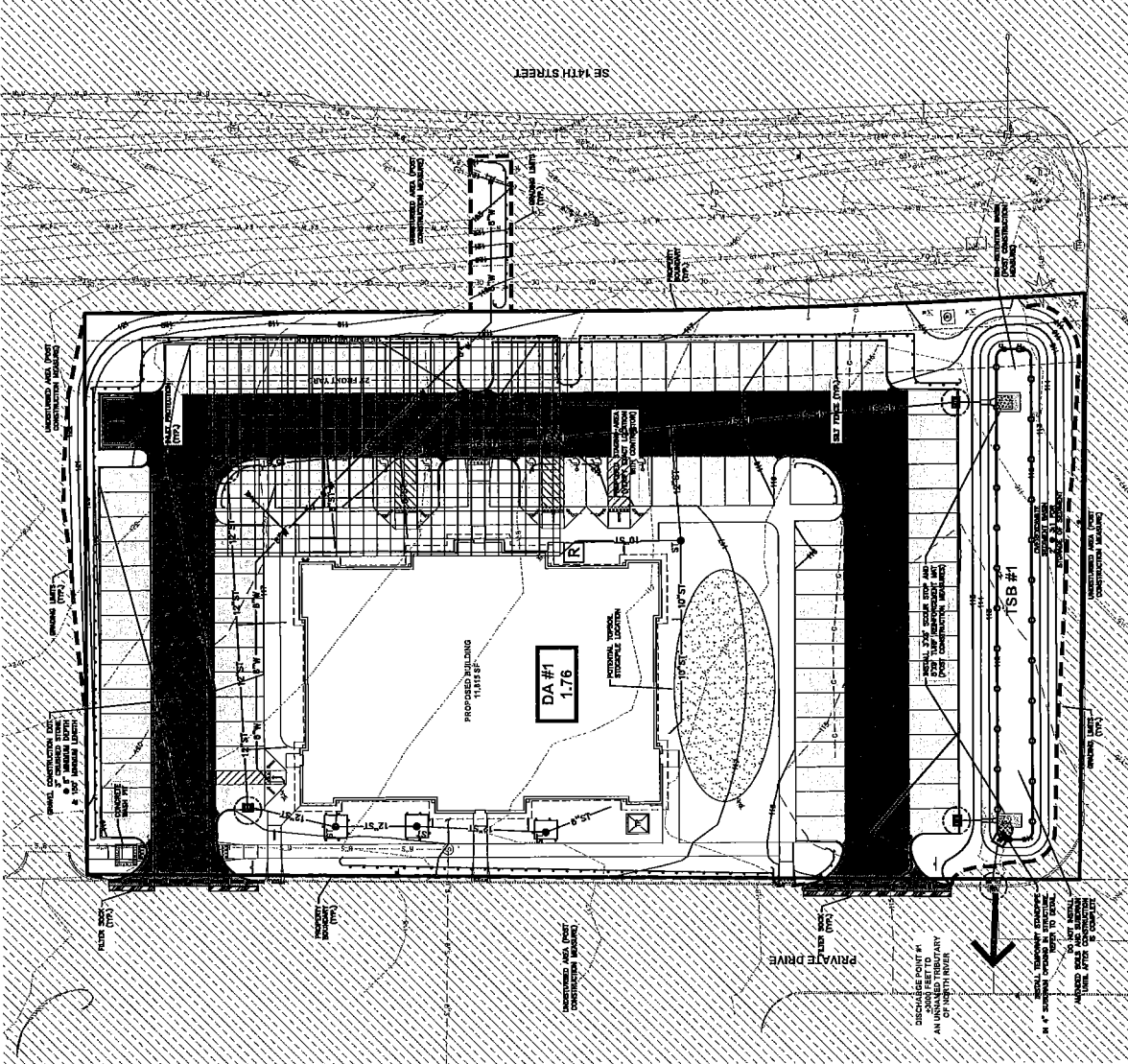
DATE	11/13/17
SUBMITTAL #1	11/13/17
SUBMITTAL #2	11/13/17
SUBMITTAL #3	11/13/17
DATE	11/13/17

3405 S.E. CROSSROADS DRIVE, SUITE G
 GAINES, IOWA 50501
 PHONE: (515) 389-4400 FAX: (515) 389-4410
 ENGINEER: DES MOINES, IOWA
 CIVIL DESIGN ADVANTAGE



UNITY POINT SOUTHGLEN EROSION AND SEDIMENT CONTROL PLAN

C4.2
 17.056.276



STABILIZATION QUANTITIES

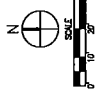
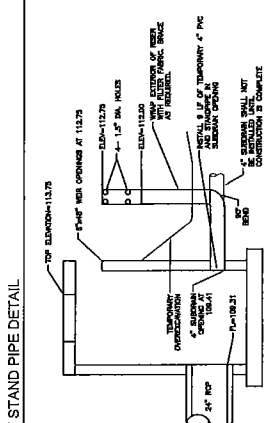
ITEM NO.	ITEM	UNIT	TOTAL
1	STRAW MAT	SQ	180
2	UNDISTURBED AREA	SQ	180
3	REGRAP	SQ	180
4	GRAVEL ENTRANCE	SQ	180
5	STAGING AREA	SQ	180
6	TEMPORARY SEDIMENT BASIN	SQ	180

DISCHARGE POINT SUMMARY

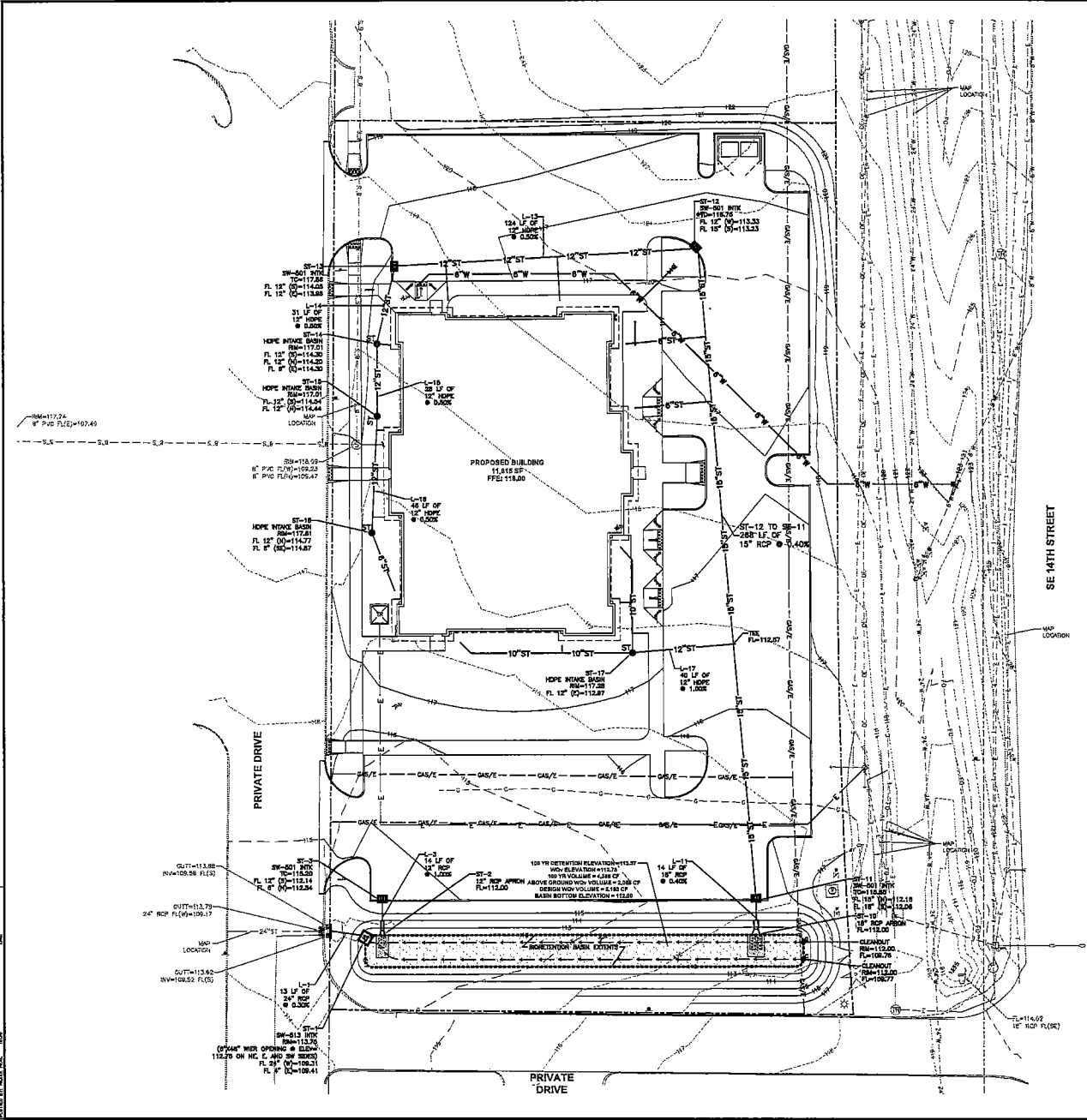
DESIGNATED AREA TO BE SEEDING: 1.76 ACRES
 STORAGE VOLUME REQUIRED (1 OF ACHIEVING 0.1% FILL): 6,336 CU FT
 VOLUME PROVIDED IN FILTER SOCK (100 LF @ 2.2 CU FT/LF OF SOCK): 220 CU FT
 VOLUME PROVIDED IN SILT FENCE (100 LF @ 77.0 CU FT OF FENCE): 7,700 CU FT
 TOTAL VOLUME PROVIDED: 7,920 CU FT

- SWPPP LEGEND**
- XXX--- GRADING LIMITS
 - XXX--- DRAINAGE ARROW
 - XXX--- FILTER SOCK
 - XXX--- SILT FENCE
 - XXX--- DITCH CHECK
 - XXX--- INLET PROTECTION
 - XXX--- PORTABLE RESTROOM
 - XXX--- CONCRETE WASHOUT PIT
 - XXX--- TEMPORARY STANDPIPE

TEMPORARY STAND PIPE DETAIL



1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.



CITY CODE SECTION 106-136(H) LAND OWNER/ MANAGER STORMWATER FACILITIES MAINTENANCE REQUIREMENTS

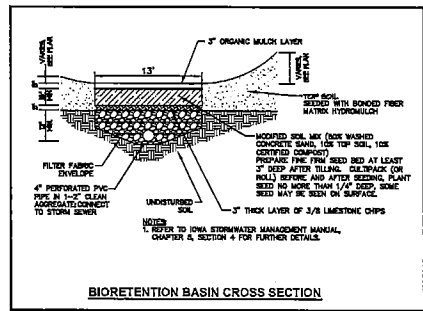
- A. THE STORMWATER MANAGEMENT FACILITIES, INCLUDING PIPES, WEIETS AND OUTLETS, SHALL BE ANNUALLY INSPECTED AND MAINTAINED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED STORMWATER MANAGEMENT PLAN.
- B. LITTER, SOLID DEBRIS AND RUBBER SHALL BE PROPERLY REMOVED FROM SUCH FACILITIES.
- C. THE FACILITIES AND VEGETATION WITHIN THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN CONFORMANCE WITH THE PLAN AS SOON AS THE WEIETS ARE MAINTAINED OR REPLACED WITH VEGETATION IN CONFORMANCE WITH THE PLAN AS SOON AS THE WEIETS ARE MAINTAINED OR REPLACED WITH VEGETATION.
- D. NO GRADES CLIPPING, LIMBS OR OTHER WASTE MATERIALS, ROCKS, CONCRETES OR SIMILAR MATERIALS SHALL BE PLACED WITHIN A SWALE, OR RETENTION OR DETENTION POND UNLESS THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER, AND PART OF THE STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED OR REPAIRED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
- E. RECORDS OF INSPECTION, MAINTENANCE AND REPAIR MUST BE MAINTAINED AND KEPT FOR AT LEAST FIVE YEARS AND MADE AVAILABLE UPON REQUEST TO THE CITY ENGINEER.

BIORETENTION BASIN TRENCH CONSTRUCTION NOTES

1. CONTRACTOR SHALL INSTALL AND FINAL GRADE BIORETENTION BASIN TRENCH AREA AFTER ALL DISTURBED AREAS ARE ESTABLISHED TO MINIMIZE THE AMOUNT OF SEDIMENT REACHING THE PLANT BED.
2. THE BIORETENTION AREA NEEDS TO BE KEPT FREE OF WEED GROWTH AND AREAS OF BARE GROUND NEED TO BE REVEGETATED. SOILS THAT ARE NOT SUITABLE FOR VEGETATION SHALL BE REVEGETATED WITH APPROPRIATE SPECIES.
3. THE BIORETENTION AREA SHALL BE MAINTAINED AND REPAIRED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY ENGINEER.
4. RECORDS OF INSPECTION, MAINTENANCE AND REPAIR MUST BE MAINTAINED AND KEPT FOR AT LEAST FIVE YEARS AND MADE AVAILABLE UPON REQUEST TO THE CITY ENGINEER.

WATER QUALITY BIORETENTION BASIN

MODIFIED SOIL MIX: 80% WASHED CONCRETE SAND, 10% COMPOST, 10% TOP SOIL. INSTALL TO A DEPTH OF 1.2 FOOT MIN.



DATE	12/12/24
BY	SK/AT
CHECKED	SK/AT
APPROVED	SK/AT

3405 S.E. CROSSROADS DRIVE, SUITE G
 CRIMMIS, IOWA 50511
 PHONE: (515) 389-4400 FAX: (515) 389-4410

TECH: [Blank]

ENGINEER: [Blank]

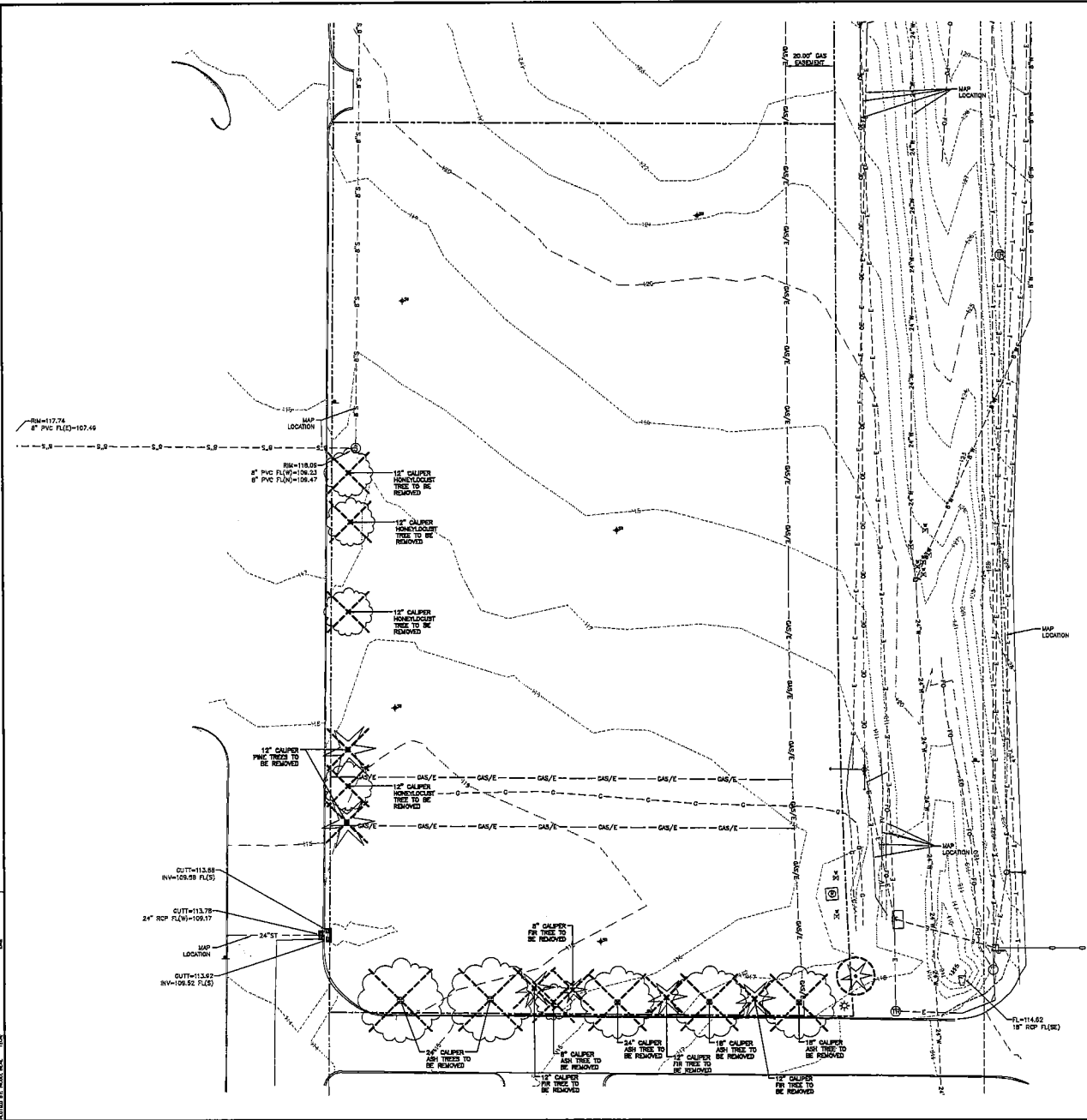
USA CIVIL DESIGN ADVANTAGE

UNITY POINT SOUTHGLEN
 STORMWATER FACILITIES MAINTENANCE PLAN

C5.2

1705.276

THIS PLAN AND ANY INFORMATION CONTAINED HEREON IS THE PROPERTY OF BSA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BSA.



TREE MITIGATION SUMMARY

CUTTING TREE SIZE TYPE	QUANTITY TREE	MITIGATION RATIO	REPAIRED MITIGATION TREES
LESS THAN 12" CALIPER	2 TREES	N/A	0
12" - 18" CALIPER	11 TREES	1:1	11
18" - 24" CALIPER	3 TREES	1:1	3

UNITY POINT SOUTHGLEN
TREE MITIGATION PLAN

17055.276

DATE: 05-14-17
SUBMITTAL #1: 05-14-17
SUBMITTAL #2: 05-14-17
SUBMITTAL #3: 05-14-17

DATE: 05-14-17
SUBMITTAL #1: 05-14-17
SUBMITTAL #2: 05-14-17
SUBMITTAL #3: 05-14-17

BSA
CIVIL DESIGN ADVANTAGE | ENGINEER

3405 S.E. CROSSROADS DRIVE, SUITE G
DES MOINES, IOWA 50317
PHONE: (515) 385-4400 | FAX: (515) 385-4410

TECH: _____

SCALE: 1" = 20'

