



Date December 6, 2021

RESOLUTION SETTING HEARING ON APPEAL BY GENESIS HEALTH CLUB SPORTS COMPLEX SE, LLC OF DENIAL OF TYPE 2 DESIGN ALTERNATIVES FOR SITE PLAN FOR PROPERTY LOCATED AT 1111 EAST ARMY POST ROAD

WHEREAS, at a public hearing held on December 2, 2021, the City Plan and Zoning Commission considered a request from Genesis Health Club Sports Complex SE, LLC (purchaser/owner) (“Genesis”), represented by Rodney Steven II (officer), for approval of the Site Plan “Genesis Health Club Southridge Mall” and of Type 2 design alternatives fully or partially waiving minimum interior parking lot landscaping standards set forth in Municipal Code Section 135-7.9, berm frontage buffer requirements set forth in Municipal Code Section 135-7.7, and the tree canopy requirement set forth in Municipal Code Section 135-7.4, related to the proposed redevelopment of the vacant Sears site in the Southridge Mall complex as shown in said Site Plan on property located at 1111 East Army Post Road; and

WHEREAS, the Planning and Design Ordinance requires Genesis to provide the following landscaping in the Site Plan and proposed redevelopment:

- Section 135-7.9 requires Genesis to provide 87 additional landscape islands and 94 additional shade trees within the existing off-street surface parking lots;
- Section 135-7.7 requires Genesis to provide a 12-foot deep berm frontage buffer with 17 new shade trees, 321 shrubs or ornamental grasses, and a 2.5-foot tall retaining wall and berm, to lessen the visual impact of off-street surface parking and maneuvering areas; and
- Section 135-7.4.B requires Genesis to provide a minimum fifteen percent (15%) mature tree canopy coverage within the lot area; and

WHEREAS, Genesis requested Type 2 design alternatives to waive or modify said Ordinance requirements and instead provide the following landscaping in the Site Plan and proposed redevelopment:

- Full waiver of Section 135-7.9, resulting in zero (0) additional landscape islands or shade trees, for a total of 7 existing islands and 3 existing trees within the off-street surface parking lots;
- Partial waiver of Section 135-7.7 to provide 12 additional shade trees within the existing landscaping buffer along the west side of the ring road, resulting in a total of 19 existing and new shade trees within the existing buffer along the ring road (rather than the 17 additional trees/24 total trees required by said Section), zero (0) shrubs or ornamental grasses (rather than the 321 shrubs or ornamental grasses required by said Section), and no retaining wall and berm; and
- Full waiver of Section 135-7.4.B, resulting in less than 15 percent (15%) mature tree canopy coverage within the lot area; and

WHEREAS, in review and recommendation to the City Plan and Zoning Commission, the City’s Planning Administrator recommended:

- Partial waiver of Section 135-7.9 to provide terminal end landscape islands within all rows within the south, east and north surface parking lots on the property to the satisfaction of the City’s Planning Administrator, and 1 landscape island with a shade tree for every 16 parking spaces, or approximately 52 landscape islands, within only the north parking lot to the satisfaction of the City’s Planning Administrator (rather than the 87 additional landscape islands and 94 additional shade trees required by said Section);
- Approval of the Type 2 design alternative requested by Genesis for partial waiver of Section 135-7.7 to provide 12 additional shade trees within the existing landscaping buffer along the west side of the ring road, resulting in a total of 19 existing and new shade trees within the existing buffer along the



Date December 6, 2021

ring road (rather than the 17 additional trees /24 total trees required), zero (0) shrubs or ornamental grasses (rather than the 321 shrubs or ornamental grasses required by said Section), and no retaining wall and berm; and

- Denial of the Type 2 design alternative requested by Genesis for full waiver of Section 135-7.5.B, resulting in 15 percent (15%) mature tree canopy coverage within the lot area, as this requirement would be met if Genesis met the requirements for the partial waiver of Sections 135-7.9 and 135-7.7 as recommended by City staff; and

WHEREAS, in lieu of approving the Type 2 design alternatives requested by Genesis or the City staff recommendation, the Plan and Zoning Commission voted 8-2 to approve the Site Plan submitted by Genesis and to approve an alternate Type 2 design alternative as follows:

- Partial waiver of Sections 135-7.9, 135-7.7 and 135-7.5.B to provide a reasonable percentage of landscaping, in form, size, area and location to be determined by Genesis and the City’s Planning Administrator and to the satisfaction of the City’s Planning Administrator, which determination shall (1) include review of stormwater flows on the parking lots on the property and shall assist with mitigation of stormwater impacts thereon, (2) reflect, but not fully conform to, the landscape standards set forth in said Sections, and (3) contain a total landscaping area comparable to the combined area of the number of landscape islands recommended by City staff as described above; and

WHEREAS, Genesis has timely appealed to the City Council pursuant to Municipal Code Section 135-9.3.9.B seeking further review of the Plan and Zoning Commission decision and seeking approval of Type 2 design alternatives to the Site Plan, fully or partially waiving minimum interior parking lot landscaping standards set forth in Municipal Code Section 135-7.9, berm frontage buffer requirements set forth in Municipal Code Section 135-7.7, and the tree canopy requirement set forth in Municipal Code Section 135-7.4, in the above-described form requested by Genesis.

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

- The City Council shall consider the appeal by Genesis Health Club Sports Complex SE, LLC at a public hearing in the Council Chambers, City Hall, 400 Robert D. Ray Drive, Des Moines, Iowa, at 5:00 pm on December 20, 2021, at which time the City Council will hear both those who oppose and those who favor the proposals.
- The City Clerk is hereby authorized and directed to publish notice of said hearing in the form hereto attached, in accordance with §362.3 of the Iowa Code.

FORM APPROVED:

/s/ Glenna K. Frank

Glenna K. Frank, Assistant City Attorney

MOVED by _____ to adopt.

(SITE-2021-000040)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

Mayor

CERTIFICATE

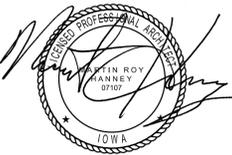
I, P. KAY CMELIK, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

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

City Clerk

GENESIS HEALTH CLUBS SOUTHRIDGE MALL, DES MOINES, IOWA

SUBMISSION - 2 SITE-2021-000040-10-21-7.169



11/4/21
HANNEY & ASSOCIATES ARCHITECTS
1728 South Hillside, Wichita, Kansas, 67211
Phone (316) 683-8985
Fax (316) 684-1441

2021
GENESIS HEALTH CLUBS
SOUTHRIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315

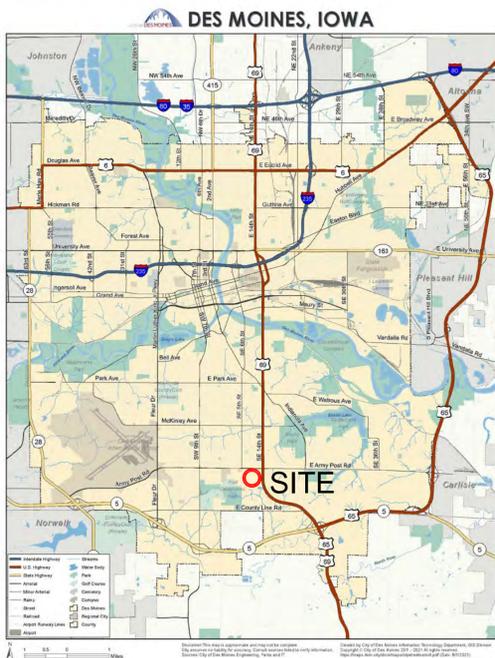


DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
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5	8/27/21	SITE PLAN REVIEW
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3	1/08/21	MILESTONE DEV. PLAN
2	5/25/21	CONCEPT DEV. PLAN
1	3/20/21	CONCEPT DEV. PLAN

COMPUTER DRAWING
DMS_Title.dwg

DATE: AUGUST 2021
DRAWN BY: CHECKED BY:
MH, CH, DH, TH MRH

SHEET
TITLE
OF SHEETS



A LOCATION MAP
SCALE: N.T.S. NORTH

SUBMITAL

City of Des Moines Site Plan Review - Second Submission
Site Plan Number = SITE-2021-000040- 10-21-7.169

INDEX TO DRAWINGS

TITLE

- CODE 1 - General Site Information
- CODE 2 - Parking, Bicycle and Parking Island Calculations, Spot Elevations to demonstrate ADA compliance
- CODE 2a - Parking Details
- CODE 2b - Zoning Map
- CODE 2c - Property Dimensions
- CODE 2d - Building Footprint Dimensions
- CODE 3 - Occupancy Calculations
- CODE 4 - Public Access, Primary Frontage Ground-Story Height Calc's
- CODE 5 - Photometrics
- CODE 6 - Code Footprint
- A4.0 - Exterior Finish Materials / Finishes
- A4.1 - Exterior Elevations
- A4.1a - Exterior Elevations - percentage of materials used
- A4.1b - Exterior Elevations - percentage of materials used
- A4.1c - Wall Section with vertical heights
- A4.2 - Rooftop Screening Diagrams
- L1.1 - Landscape Plan and Details

INDEX TO DRAWINGS

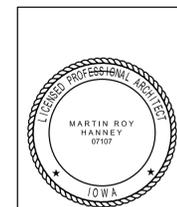
APPROVED APPROVED WITH CONDITIONS - SEE EXHIBIT "A"

IN ACCORDANCE WITH SECTION 135-9, 2019 DES MOINES MUNICIPAL CODE, AS AMENDED.

NO CHANGES TO THIS PLAN UNLESS APPROVED IN WRITING FROM THE DEVELOPMENT SERVICES DIRECTOR.

DEVELOPMENT SERVICES DIRECTOR: _____ DATE: _____

1. UDRB APPROVAL - October 5, 2021, No conditions were requested.
2. This site shall be maintained in compliance with all city codes applicable on the date of the site plan approval.
3. All rooftop mechanical equipment must be screened on all sides with architectural screening equal to the height of the equipment.
4. Mechanical equipment shall not be located in the front yard or street side yard, and shall be screened from view from any public way with landscaping, fencing, or walls consistent with the building design, colors, and materials.
5. Any amendments or changes to the project site that do not meet what is shown on the site plan need to be approved with the Permit and Development Center prior to installation / construction.
6. Lighting must be low glare cut off type fixtures to reduce the glare of light pollution on surrounding properties.
7. The required landscaping, both existing and proposed, shall be maintained for the life of the Certificate of Occupancy.
8. This project is not seeking commercial tax abatement.



I hereby certify that the portion of this technical submission described below was prepared by me or under by direct supervision and responsible charge. I am a duly licensed architect under the laws of the State of Iowa.

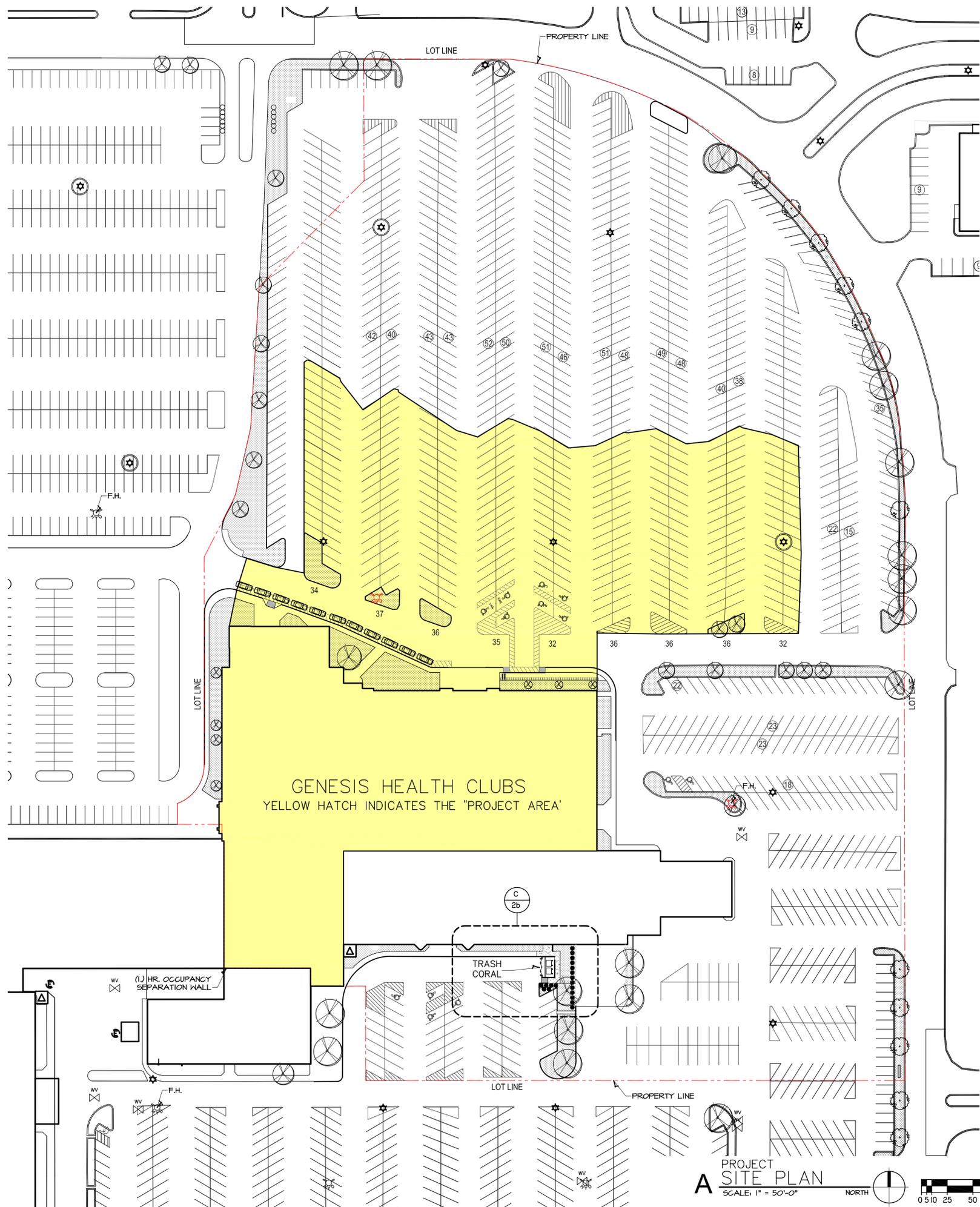
Signature: *Martin Hanney* Date: 11/4/21

Printed Name: Martin Hanney

License Number: 07107

My License renewal date is: May 19, 2022

Pages or sheets covered by this seal:
Title Sheet, Code-1, Code-2, Code-2a, Code-2b, Code-2c, Code-2d,
Code-3, Code-4, Code-5, Code-6, A4.0, A4.1, A4.1a, A4.1b, A4.1c, A4.2



GENESIS HEALTH CLUBS
YELLOW HATCH INDICATES THE "PROJECT AREA"

A PROJECT SITE PLAN
SCALE: 1" = 50'-0"
NORTH

OWNER:
GENESIS HEALTH CLUBS
151 North Rock Road
Wichita, Kansas
316-634-0094 Phone
316-634-0819 Fax
Contact: Rodney Steven

DESIGN CONSULTANTS:
ARCHITECT:
HANNEY & ASSOCIATES ARCHITECTS
1728 S Hillside
Wichita, Kansas 67211
(316) 683-8965 phone
(316) 684-1441 fax
Contact: Martin Hanney

MECHANICAL Engineer:
MECHANICAL CONCEPTS
14801 Timberlake Road
Wichita, Kansas 67230
(316) 733-2718
(877) 839-4680 fax
Contact: Richard Bowman

PLUMBING Engineer:
MECHANICAL CONCEPTS
14801 Timberlake Road
Wichita, Kansas 67230
(316) 733-2718
(877) 839-4680 fax
Contact: Richard Bowman

ELECTRICAL Engineer:
HOSS & BROWN ENGINEERS, INC.
15902 Midland Drive
Shawnee, Kansas 66217
(913) 362-9090 phone
(913) 362-XXXX fax
Contact: Casey Steiner

STRUCTURAL Engineer:
TOMETICH ENGINEERING INC.
10501 Buena Vista Ct.
Urbandale, Iowa 50322
(515) 280-8022
(515) 727-9124 fax
Contact: Brant Bristow, P.E.

PROJECT INFORMATION
New Health Club & Sports Venue
Renovate Former Sears Building
Location: Southridge Mall
1111 East Army Post Road
Des Moines, Iowa
Zoning - CX- Mixed Use District
and CX-V

PROJECT CERTIFICATION:
ARCHITECT:
Hanney & Associates Architects
1726 South Hillside
Wichita, Kansas 67211
(316) 683-8965 phone
(316) 684-1441 fax
Contact: Martin Hanney

PROJECT USE / TYPE
Sports & Recreation, Private/Participant: Indoor

DETAILED DESCRIPTION OF OPERATION
GENESIS HEALTH CLUBS employees throughout the week:
Monday - Friday
4:00 - 8:00 AM - 5 employees
8:00 - 9:00 AM - 25 employees
9:00AM- 11:00 PM - 10 employees

Saturday & Sunday
All Day - 10 employees
HOURS OF OPERATION:
4:00 a.m. to 11 p.m. Monday through Sunday

The Plans Shall Comply With The Following:
2018 International Building Code (IBC)
2018 International Mechanical Code (IMC)
2018 International Energy Conservation Code (IECC)
2018 National Fuel Gas Code
2018 Uniform Plumbing Code (UPC)
2020 National Electrical Code (NEC)
2018 Existing Building Code (IEBC)
2019 American's with Disabilities Act (ADA)
ICC/ANSI-A117.1
2010 NFPA 13, NFPA 14, NFPA 72, NFPA 110
2018 International Fire Code (IFC) with amendments in Chapter 46 of the Des Moines Municipal Code

LEGAL DESCRIPTION:
A Portion of the MACERICH CAMPUS, which is defined as LOTS 11, 12, 13 and 15, in Southridge Plat Number 2, an Auditor's Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.
Refer to Sheet "Code 2b" for a detailed Legal Description of the new Genesis property.

CODE HISTORY & INFORMATION:
1974-76 SEARS ANCHOR BUILDING IS BUILT AS PART OF THE ARMY POST MALL PROJECT.
1998 +/- SEARS BUILDING HAS A FULL INTERIOR AND EXTERIOR FACADE RENOVATION.
2012 +/- MAIN MALL BUILDING HAS MAJOR RENOVATION W/ SIGNIFICANT IMPACT TO WEST FACE OF THE SEARS BUILDING.

- THE EXISTING BUILDING WAS BUILT AS A STAND ALONE ANCHOR MALL. LIST BELOW DETAILS CODE PROVISIONS TO BE FOLLOWED IN THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT.
- ALL BUILDING CONSTRUCTION - IS **TYPE II-B** - (AS OBSERVED ON SITE & W/ DWGS PROVIDED BY BUILDING OWNER) NEW CONSTRUCTION TO MATCH - TYPE II-B CONSTRUCTION (NONCOMBUSTIBLE.)
 - ENTIRE MALL IS DESIGNED AS UNLIMITED AREA - **FULLY SPRINKLERED - NFPA 13** - THIS PROJECT IS TO ASSUME THESE SAME DESIGNATIONS.
 - EXISTING SITE PROVIDES EXISTING FIRE HYDRANT COVERAGE - NO ADDITIONAL FIRE HYDRANTS NEEDED FOR PROPOSED PROJECT. - REFER TO SITE PLAN AS NOTED.
 - EXISTING SITE PROVIDES PAVED FIRE ACCESS ON 4 SIDES EXCEPT WHERE ABUTTING EXISTING MALL BUILDING AREAS. - REFER TO SITE PLAN.
 - CURRENT MECHANICAL OCCUPANCY TO BE CHANGED TO - **ASSEMBLY OCCUPANCY - A3 & A4**
 - EGRESS LIGHTING & SIGNAGE IS PROVIDED THROUGHOUT THE BUILDING AS REQUIRED BY CURRENT CODE.
 - FIRE ALARM SYSTEM: NEW WITH VOICE EVACUATION.
 - 250' MAX TRAVEL DIST. (IBC 1017.2)
 - 75' MAX COMMON PATH OF TRAVEL (IBC 1006.2.1)

BUILDING CODE INFORMATION:
TYPE II B (NONCOMBUSTIBLE & NOT FIRE PROTECTED CONSTRUCTION)
A OCCUPANCY A3, A4, & B - FULLY FIRE SPRINKLERED
HEIGHT: HT. 65'-0" AND 3 STORIES
LESS THAN 65'-0" HT. ONE STORY CONSTRUCTION.
OCCUPANCY SEP. 1-HR. OCCUPANCY SEPARATION WALL PROVIDED WHERE GENESIS (A OCC.) ABUTS THE MALL (M OCC.). (1 HR. PER IBC 508.4 TABLE - BOTH AREAS SPRINKLERED)

AREA CALCULATION:
GENESIS 41,766 S.F.
GYM 42,406 S.F.
UNFINISHED 24,635 S.F.
TOTAL BLDG: 108,807 S.F.
*EXISTING SEARS ANCHOR: BUILDING AREA IS NOT CHANGING, NO INCREASED IN FLOOR AREA.
AREA INCREASE: UNLIMITED - EXISTING CONDITIONS TO BE MAINTAINED W/ FULL SPRINKLERS REWORKED AS REQUIRED BY CURRENT CODES.

KNOX BOX
The existing Knox Box from the former Sears store will be used.
ZONING
The zoning for the Genesis property and the surrounding area within the Macerich Campus is "CX-Mixed-Use District".

BUILDING TYPE
The building type is "Sports & Recreation, Private/Participant: Indoor". Please note that during the Pre-Submission review Item 8 from Planning/Development Services noted the Building Type as "Commercial Center".

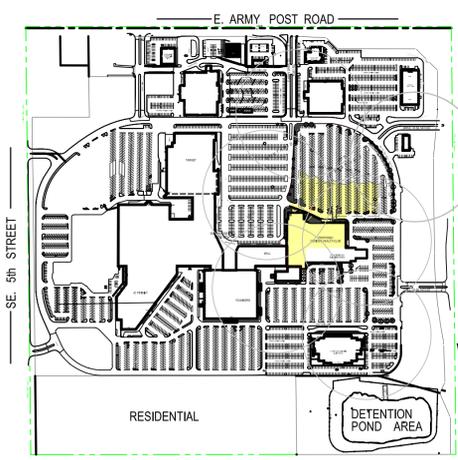
STORMWATER
The City of Des Moines Engineering Department confirmed that the stormwater on the Macerich campus is being managed by a regional basin. The basin is located south of the Movie Theatre. No future action is required for this project. The basin is noted on the adjacent Mall Property Plan.

UTILITIES Sec. 135-9.2
All existing utilities that serve the Genesis space are underground. This project plans to reuse all the existing utilities.

SITE AREA - Calculations:
On the adjacent Site Plan, the dot hatch indicates the Pervious Area.

The site contains 13.2 acres (574,992 square feet more or less).
22,577 square feet of pervious area, total
22,577 square feet of pervious area-existing.
0 square feet of pervious area-new.

543,176 square feet of impervious area-existing.
4% of the site is pervious.
96% of the site is impervious



B MALL PROPERTY PLAN
NOT TO SCALE
NORTH



11/4/21
HANNEY & ASSOCIATES ARCHITECTS
1726 South Hillside, Wichita, Kansas 67211
Phone (316) 683-8965
Fax (316) 684-1441

2021 GENESIS HEALTH CLUBS
SOUTH RIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315



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COMPUTER DRAWING
CODE_1.dwg

DATE: AUGUST 2021
DRAWN BY: CHECKED BY:
MH, CH, DH, TH MRH

SHEET
CODE
1
OF SHEETS

FIRE ALARM SYSTEM

The new Genesis development that repurposes the former Sears Department Store will have a free-standing fire alarm system that will include a supervisory connection to the Macerich Mall fire alarm system.

The following information was from Justin Lipka, representative of Macerich, owner of Southridge Mall. This research was submitted to Jeremy Eekhoff, City of Des Moines Fire Department.

The former Sears and Younkers anchor buildings did have stand-alone fire alarm systems without any connection/notice to the mall system. Since they have closed, the mall monitors the sprinkler water flow for those buildings so we know if anything happens there.

Ross and Marshalls are both tied into the mall system because they are on the "Plaza" and are integral to the main mall.

HyVee and Target both have their own, stand-alone fire alarm systems and neither reports to the mall system for any reason.

Our expectation would be that because Genesis is taking the entire Sears building that the fire alarm system would be a stand-alone also, following the HyVee & Marshalls Target design.

At most, we would entertain a supervisory connection to our panel so that if an alarm condition were to occur in Genesis, we would be made aware, but it would not trigger an alarm on the mall system.

VOICE EVAC SYSTEM

The fire alarm system for the new Genesis development will include an emergency evacuation system due to the Occupancy type and the number of occupants.

UNLIMITED AREA BUILDING

City 2/1

Doc ID: 00007180005 Type: GEN
 Kind: RESTRICTIVE GOVERNMENT
 Record#: 09/15/2012 at 10:20:10 AM
 Fee Amt: \$27.00 Page 1 of 5
 Polk County Iowa
 JULIE M. HADDERTY, RECORDER
 FILE# 2012-0007553
 EX 14311 vs 762-766

Prepared by: Jessica A. Fluhr, Associate, DLA Piper LLP (US), 550 South Hope Street Suite 2300, Los Angeles, California 90071 • 213-330-7751
 Return Address: Scott McMurray, Midwest Realty Advisors Inc, 4521 Fleur Dr Ste C, Des Moines, IA 50321
 Taxpayer: no change
 Title of Document: Declaration of Covenants
 Grantor's Name: Macerich Southridge Mall LLC, a Delaware limited liability company (hereinafter referred to as "Grantor")
 Grantee's Name: The Grantor above and the City of Des Moines, Iowa (hereinafter referred to as the "City")
 Legal Description: Lots 11, 12, 13, and 15, in Southridge Plat No. 2, an Auditor's Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa (hereinafter collectively referred to as the "Property").

Declaration Of Covenants
 (regarding the treatment of the Southridge Mall for Building and Fire Code purposes)

June 7, 2012

PREAMBLE

- A. Grantor is the sole owner of the fee interest in the Property.
- B. The Property contains a number of buildings that are all adjoining or adjacent to each other and are collectively known as Southridge Mall, as shown by the aerial photograph attached hereto as Exhibit "A" ("Southridge Mall"). The Carmike Cinema building (the "Carmike Cinema Building") located in the southern portion of Lot 15 is a separate building, and is not considered part of Southridge Mall for purposes of this Declaration of Covenants.
- C. The buildings comprising Southridge Mall were constructed in accordance with the provisions of the Building and Fire Codes of the City of Des Moines, Iowa (collectively the "Building Codes") applicable to a single unlimited area building under common ownership as such term is used and defined in the Building Codes (an "Unlimited Area Building"). If Southridge Mall had been treated as a collection of adjoining and adjacent buildings under separate ownership, those buildings would have been required to meet a higher standard of fire separation along each of the property lines. Substantial alterations to the Southridge Mall would be required to satisfy the applicable Building Codes if Southridge Mall were now required to be treated as a collection of separate adjoining and adjacent buildings.

WEST2317388.1

Book: 14311 Page: 762 File Number: 2012-00097553 Seq: 1



PUBLIC TRANSIT - Sidewalk Access

Area of Influence
 This project is an "island" within the Southridge Mall Campus. As such we do not have the authority, or budget, to extend sidewalks or improvements, off the Genesis property.

Public Sidewalks (sec. 135-7.9.2.C)
 The yellow indicates the public and Macerich campus sidewalks that can be used to access the Genesis site.

There do not appear to be any public sidewalks along SE 14th Street (Highway 65-69) that would support pedestrian or bicycle access to the site.

East Army Post Road
 There is a short section of sidewalk (shown as a yellow line) on the west side of the property that enters the Southridge Mall Campus.

Bus Stops
 The red dots indicate the existing Dart bus stops. Genesis does not have the authority to add or change the existing bus stops, or routing, but as part of this project staff is requesting Dart to review the routing path.

Pedestrian Walkway
 The red line indicates the existing pedestrian pathway. Sidewalks connect all of the storefronts at the Southridge Mall. The existing sidewalk also connects to the existing Dart bus stops.

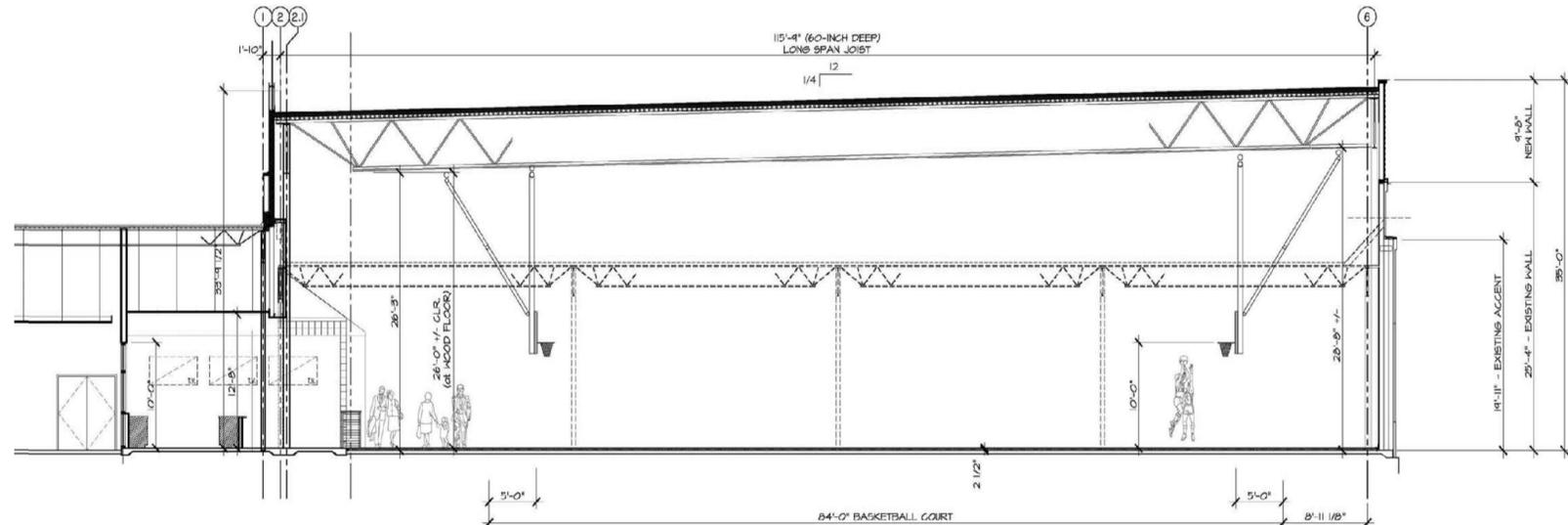
Bicycle Parking (sec. 135-6.3)
 1-bicycle per 2,500 s.f. of sports and recreation space is required to be provided. Space for 45-bicycles have been provided as shown on Code-2.

Primary Frontage Ground-Story Height
 The property is zoned "CX", which allows for both the Storefront building type and the Commercial Center building type. The maximum primary frontage ground-store height is 20-feet, for the Storefront building type and 24-feet for Commercial Center building type.

This project would be considered a Commercial Center building type.

In order to provide competitive clearances for both basketball and volleyball the existing ceiling structure has to be raised. The proposed minimum clearance for these sports activities is a height of 26-feet. The current design, shown below, provides clearances which range from 26'-3" (low) up to 28'-8" (high).

In order to achieve these Interior structural clearances, we need to apply for a Type-1 Design Alternative. Type-1 Design Alternative allows for an increase of up to 30%. 24-feet x 1.3 = 31.2, allowing the height to increase up to a maximum of 31.2-feet.



BUILDING SECTION - Basketball Area



11/4/21
HANNEN & ASSOCIATES ARCHITECTS
 1726 South Hillside, Wichita, Kansas 67211
 Phone (316) 683-8985
 Fax (316) 684-1441

2021 GENESIS HEALTH CLUBS SOUTH RIDGE MALL
 1111 East Army Post Road
 Des Moines, Iowa 50315



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COMPUTER DRAWING
 CODE_2.dwg

DATE: AUGUST 2021
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 MH, CH, DH, TH MRH

SHEET
CODE 4
 OF SHEETS

Exterior Paint Colors



Sherwin-Williams
SW7073 - Network Grey
E.I.F.S.

Sherwin-Williams
SW7075 - Web Grey
Brick

Sherwin-Williams
Bright White (to match ACM panel)
Accent Expressions on the West Elevation



EXISTING
On the South, East, and North elevations, the existing exterior wall construction is painted Utility Brick, in a running bond pattern, with an applied E.I.F.S. band.



Architectural Composite Metal (ACM)

Existing EIFS will be extended down and painted SW7073-Network Grey

Existing brick is to be painted SW7075-Web Grey



The sign tower will be corrugated metal panel, ribs installed vertically. The base of the tower will be (1) layer of the stone veneer, the same stone (case concrete) that was used on the adjacent E.I.F.S. wall. The color will be black.



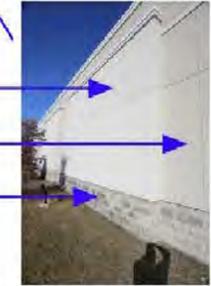
The upper portion of the basketball venue has to be raised, to provide the proper clearances for the game. The upper portion of this wall will be a corrugated metal panel, installed horizontally. The color will be MCCI Tundra Grey (color is very close to SW7073 - Network Grey).

Exterior Insulation Finish System (E.I.F.S.)

The construction of the South, East and North elevations are all very similar. The existing walls are masonry (Utility brick) base. The upper portion of the wall has an EIFS band. The EIFS band will be extended down, to the top of the new windows being cut into the existing exterior walls. The EIFS color will match SH7073-Network Grey.



Accent bump-out to remain. The color will change to a white to match the ACM
The existing EIFS wall will be painted SW7075 - Web Grey
Cultured stone/black base to remain.

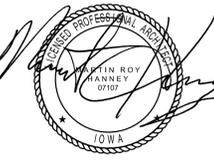


EXISTING

The portion of the building for the basketball venue has a concrete - stone veneer base with an E.I.F.S. wall finish. There are (4) wall projections that have the same finish.

FINISHES

- | | | |
|---|---|--|
| 1 Existing brick, exterior wall, to be painted Sherwin-Williams SW7075 Web Grey | 6 Existing brick, exterior wall, to be painted Sherwin-Williams SW7073 Network Grey | 13 Black, pre-finished metal awnings |
| 2 Existing overhead doors, to be painted Sherwin-Williams SW7075 Web Grey | 7 Existing EIFS to be painted Sherwin-Williams White | 14 Existing Cultured Stone base for the EIFS wall. |
| 3 Existing hollow metal doors to be painted Sherwin-Williams SW7075 Web Grey | 8 Red ACM | 15 8" Tall Concrete Base for metal wall panels |
| 4 Existing EIFS band to be painted Sherwin-Williams SW7073 Network Grey | 9 Black ACM | 16 8" Masonry Base for new aluminum windows |
| 5 Existing EIFS accents, exterior wall, to be painted Sherwin-Williams White | 10 White ACM | |
| | 11 Black Corrugated metal panel - vertical | |
| | 12 Tundra grey, Corrugated metal panel - horizontal | |



11/4/21
HANNAY & ASSOCIATES ARCHITECTS
1726 South Hillside, Wichita, Kansas, 67211
Phone (316) 683-8985
Fax (316) 684-1441

2021
GENESIS HEALTH CLUBS
SOUTH RIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315

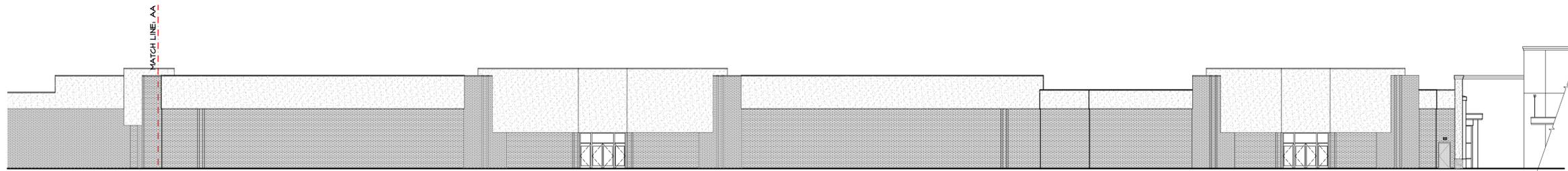


DRAWINGS ISSUED	
NO.	DATE
6	11/4/21
5	8/27/21
4	7/21/21
3	7/08/21
2	5/25/21
1	3/20/21

COMPUTER DRAWING
CODE_4A.dwg

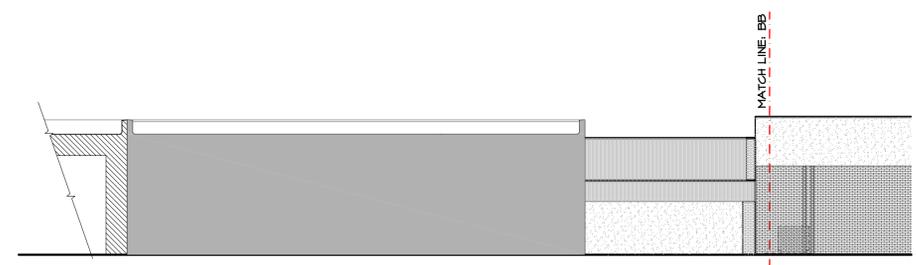
DATE: AUGUST 2021
DRAWN BY: CHECKED BY:
MH, CH, DH, TH MRH

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OF SHEETS

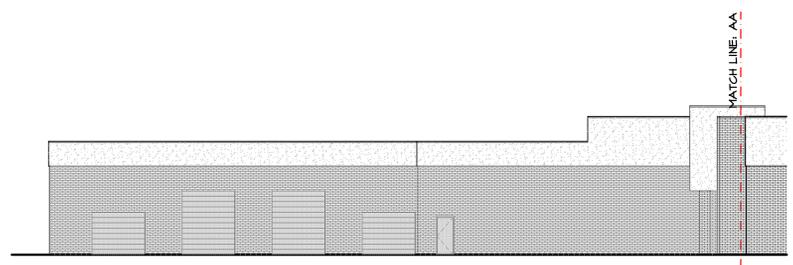
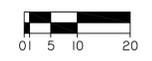


BRICK.....	7,115 s.f.	57%
E.I.F.S.....	4,566 s.f.	37%
GLASS.....	260 s.f.	2%
ACM PANEL.....	0 s.f.	0%
METAL WALL PANEL.....	0 s.f.	0%
O.H. DOOR.....	564 s.f.	4%
TOTAL.....	12,505 s.f.	100%

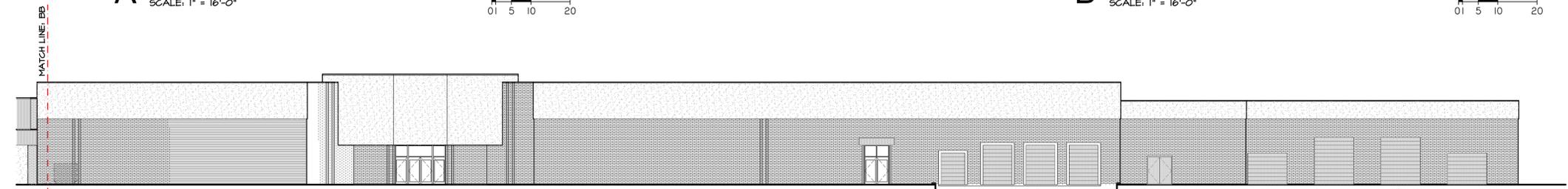
A EXISTING NORTH ELEVATION
SCALE: 1" = 16'-0"



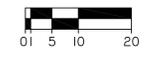
A EXISTING NORTH ELEVATION CONTINUED
SCALE: 1" = 16'-0"



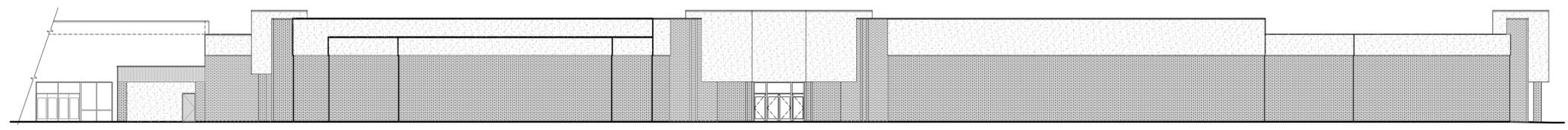
B EXISTING SOUTH ELEVATION CONTINUED
SCALE: 1" = 16'-0"



B EXISTING SOUTH ELEVATION
SCALE: 1" = 16'-0"



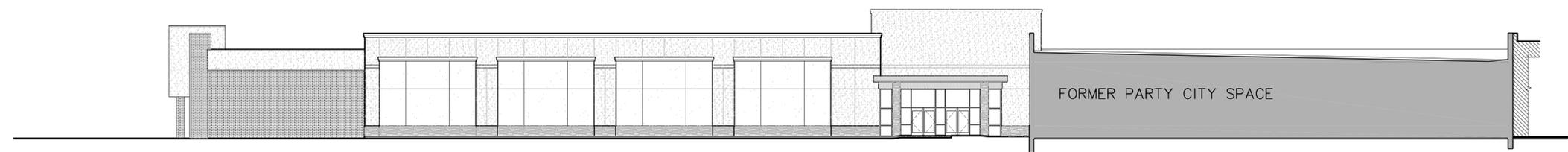
BRICK.....	5,193 s.f.	52%
E.I.F.S.....	3,495 s.f.	35%
GLASS.....	203 s.f.	2%
ACM PANEL.....	0 s.f.	0%
METAL WALL PANEL.....	374 s.f.	4%
O.H. DOOR.....	715 s.f.	7%
TOTAL.....	9,980 s.f.	100%



C EXISTING EAST ELEVATION
SCALE: 1" = 16'-0"



BRICK.....	5,335 s.f.	62%
E.I.F.S.....	3,072 s.f.	36%
GLASS.....	130 s.f.	1%
ACM PANEL.....	0 s.f.	0%
METAL WALL PANEL.....	83 s.f.	0.5%
O.H. DOOR.....	24 s.f.	0.5%
TOTAL.....	8,644 s.f.	100%



D EXISTING WEST ELEVATION
SCALE: 1" = 16'-0"



BRICK.....	1,103 s.f.	21%
E.I.F.S.....	3,777 s.f.	71%
GLASS.....	324 s.f.	6%
ACM PANEL.....	0 s.f.	0%
METAL WALL PANEL.....	102 s.f.	2%
O.H. DOOR.....	0 s.f.	0%
TOTAL.....	5,306 s.f.	100%



11/4/21
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2021 GENESIS HEALTH CLUBS
SOUTHRIDGE MALL
1111 East Army Post Road
Des Moines, Iowa 50315



DRAWINGS ISSUED			
NO.	DATE	ITEM	ISSUED
6	11/4/21	SITE PLAN RESUBMIT	
5	8/27/21	SITE PLAN REVIEW	
4	7/21/21	UDRB SUBMITTAL	
3	7/08/21	MILESTONE DEV. PLAN	
2	5/25/21	CONCEPT. DEV. PLAN	
1	3/20/21	CONCEPT. DEV. PLAN	

COMPUTER DRAWING
DMS_D103.dwg

DATE: AUGUST 2021
DRAWN BY: CHECKED BY:
MH, CH, DH, TH MRH

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OF SHEETS



HANNEY & ASSOCIATES, ARCHITECTS
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2021 GENESIS HEALTH CLUBS
SOUTHRIDGE MALL
 1111 East Army Post Road
 Des Moines, Iowa 50315



DRAWINGS ISSUED		
NO.	DATE	ITEM ISSUED
5	8/22/21	SITE PLAN REVIEW
4	7/21/21	UDRB SUBMITTAL
3	7/08/21	MILESTONE DEV. PLAN
2	5/25/21	CONCEPT DEV. PLAN
1	3/20/21	CONCEPT DEV. PLAN

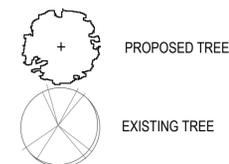
COMPUTER DRAWING

DATE: AUGUST 2021
 DRAWN BY: MDG
 CHECKED BY:

SHEET
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 OF - SHEETS

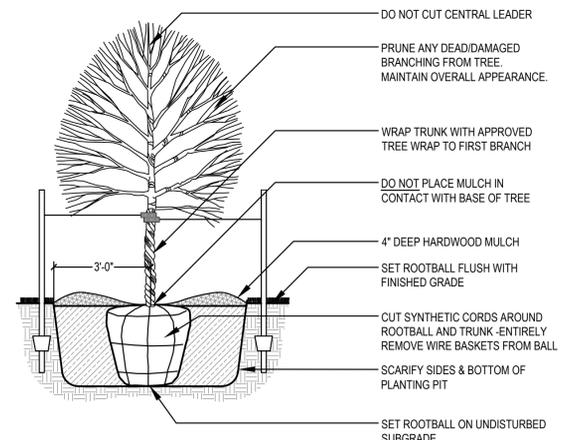
PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATIN NAME	SIZE	ROOT	NOTES
OVERSTORY TREES						
SH	2	SKYLINE HONEYLOCUST	<i>GLEDTISIA TRIACANTHOS 'INERMIS SKYLINE'</i>	2.0' CAL	B&B	MATCHED SPECIMENS
AH	2	AMERICAN HOPHORNBEAM	<i>OSTRYA VIRGINIANA</i>	2.0' CAL	B&B	MATCHED SPECIMENS
KC	2	KENTUCKY COFFEETREE	<i>GYMNOCLADUS DIOICUS</i>	2.0' CAL	B&B	MATCHED SPECIMENS
WO	1	WHITE OAK	<i>QUERCUS ALBA</i>	2.0' CAL	B&B	MATCHED SPECIMENS
RO	2	RED OAK	<i>QUERCUS RUBRA</i>	2.0' CAL	B&B	MATCHED SPECIMENS
PE	2	PIONEER ELM	<i>ULMUS X 'PIONEER'</i>	2.0' CAL	B&B	MATCHED SPECIMENS
SHRUBS						
EA	13	EMERALD ARBORVITAE	<i>THUJA OCCIDENTALIS 'SMARAGD'</i>	4'	B&B	MATCHED SPECIMENS
BC	6	BLACK CHOKEBERRY	<i>ARONIA MELANOCARPA</i>	#5	CONT	FULLY ROOTED / FULL FORM



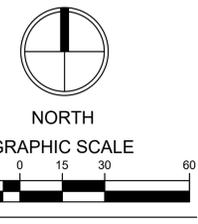
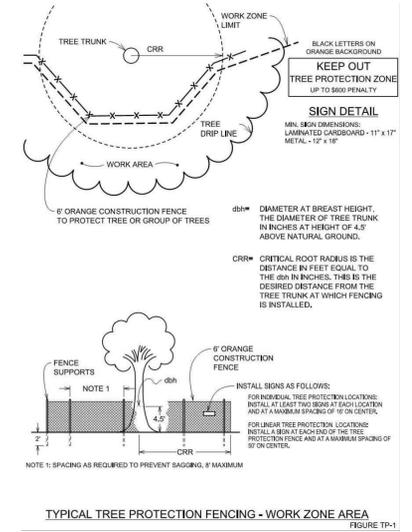
LANDSCAPE NOTES:

- ALL SODDING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS, UNLESS SPECIFIED OTHERWISE.
- SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS, UNLESS NOTED OTHERWISE. SOD/SEED LIMITS SHOWN ON PLAN ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
- PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE DRAWING SHALL PREVAIL IF A CONFLICT OCCURS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
- FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
- CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DORMANT CONDITION WITH INITIAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING ONCE THEY ARE SHOWN TO BE ALIVE AND THRIVING.
- IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SIZING INFORMATION) MUST BE LEFT ON UNTIL AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
- STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES IN LARGE OPEN AREAS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN GUYING TENSION THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO MORE THAN ONE YEAR AFTER INSTALLATION.
- THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
- NO LANDSCAPE MATERIAL SHALL BE SUBSTITUTED WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.



DECIDUOUS TREE PLANTING (TYP.)
 SCALE: NOT TO SCALE

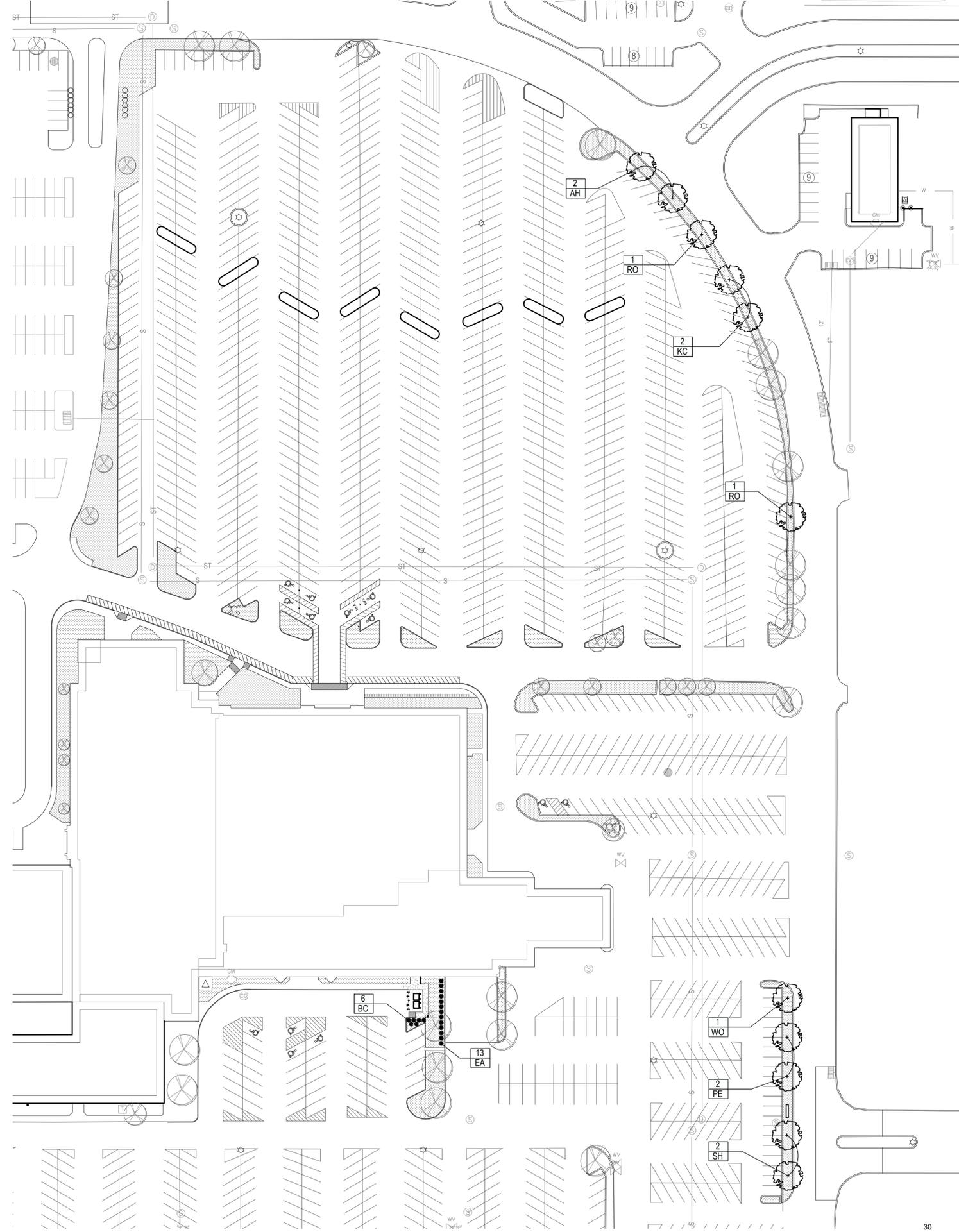
- CONTACT THE MUNICIPAL FORESTRY DIVISION PRIOR TO PLANTING IN THE PUBLIC R.O.W. AT 283-4950.
- ALL WIRE, TWINE AND BURLAP SHALL BE REMOVED FROM THE ROOTBALL OF STREET TREES PRIOR TO PLANTING.



I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF IOWA. IOWA REGISTRATION NO. 449.
 BY: MICHAEL D. GAUNT LICENSE RENEWAL DATE: JUNE 30, 2022



SIGNED: _____ DATE: _____



SITE LANDSCAPING PLAN

