



Roll Call Number

17-1782

Agenda Item Number

521

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:

( continued )

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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 Gatto to adopt and approve the Amended Conceptual Development Plan as submitted.

FORM APPROVED:

Roger K Brown

Roger K. Brown, Assistant City Attorney

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COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE	✓			
COLEMAN	✓			
GATTO	✓			
GRAY	✓			
HENSLEY	✓			
MOORE	✓			
WESTERGAARD	✓			
TOTAL	7			

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.

T. M. Franklin Mayor

Diane Rauh City Clerk