

Date..... April 9, 2007

WHEREAS, on March 26, 2007, by Roll Call No. 06-549, it was duly resolved by the City Council, that a public hearing to be held on April 9, 2007, at 5:00 p.m., in the Council Chambers at City Hall, to consider a proposal from Mercy Hospital Medical Center represented by Chris Williams, officer, for a Third Amendment to the approved Mercy Medical Center "PUD" Conceptual Plan for the Mercy Medical Center campus located south of University Avenue between 2nd Avenue and 6th Avenue, to provide for an expansion of the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two new elevated helipads for air ambulance traffic; and,

WHEREAS, due notice of said hearing was published in the Des Moines Register on March 29, 2006, as provided by law, setting forth the time and place for hearing on said proposed amendment to the approved "PUD" Conceptual Plan; and,

WHEREAS, the Plan and Zoning Commission has recommended that the proposed amendment to the approved "PUD" Conceptual Plan be approved, subject to the conceptual plan being first amended as set forth in the accompanying letter from the Planning Administrator; and,

WHEREAS, in accordance with the published notice those interested in said 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; 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, statements of interested persons and arguments of counsel, the objections to the proposed Third Amendment to the Mercy Medical Center "PUD" Conceptual Plan are hereby overruled and the hearing is closed.

2. The proposed Third Amendment to the Mercy Medical Center "PUD" Conceptual Plan is hereby found to be in conformance with the Des Moines 2020 Community Character Land Use Plan, subject to the conditions identified below.

3. The Third Amendment to the Mercy Medical Center "PUD" Conceptual Plan, which is on file in the Community Development Department, is hereby approved, subject to the plan being first amended to satisfy the following conditions recommended by the Plan and Zoning Commission as set forth in the attached letter from the Planning Administrator, and subject to approval of such amendments by the Community Development Director.

a) Inclusion of a note indicating the maximum height of the proposed addition.

(continued)

Date April 9, 2007

- b) Provision of a note stating the landscaping will be in accordance with the landscape standards as applicable to the "C-2" District with foundation plantings around the perimeter of the addition including shrubs and planting beds.
- c) Inclusion of a note identifying the proposed building materials for the cantilevered helipad structure.
- d) Inclusion of a note stating that all rooftop mechanical equipment shall be architecturally integrated into the design of the building and not in view.

MOVED by _____ to adopt.

FORM APPROVED:

Roger K. Brown

Roger K. Brown

Assistant City Attorney

G:\SHARED\LEGAL\BROWN\WORK\REZONING\Mercy.doc

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
COLEMAN				
HENSLEY				
KIERNAN				
MAHAFFEY				
MEYER				
VLASSIS				
TOTAL				

MOTION CARRIED

APPROVED

Mavor

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.

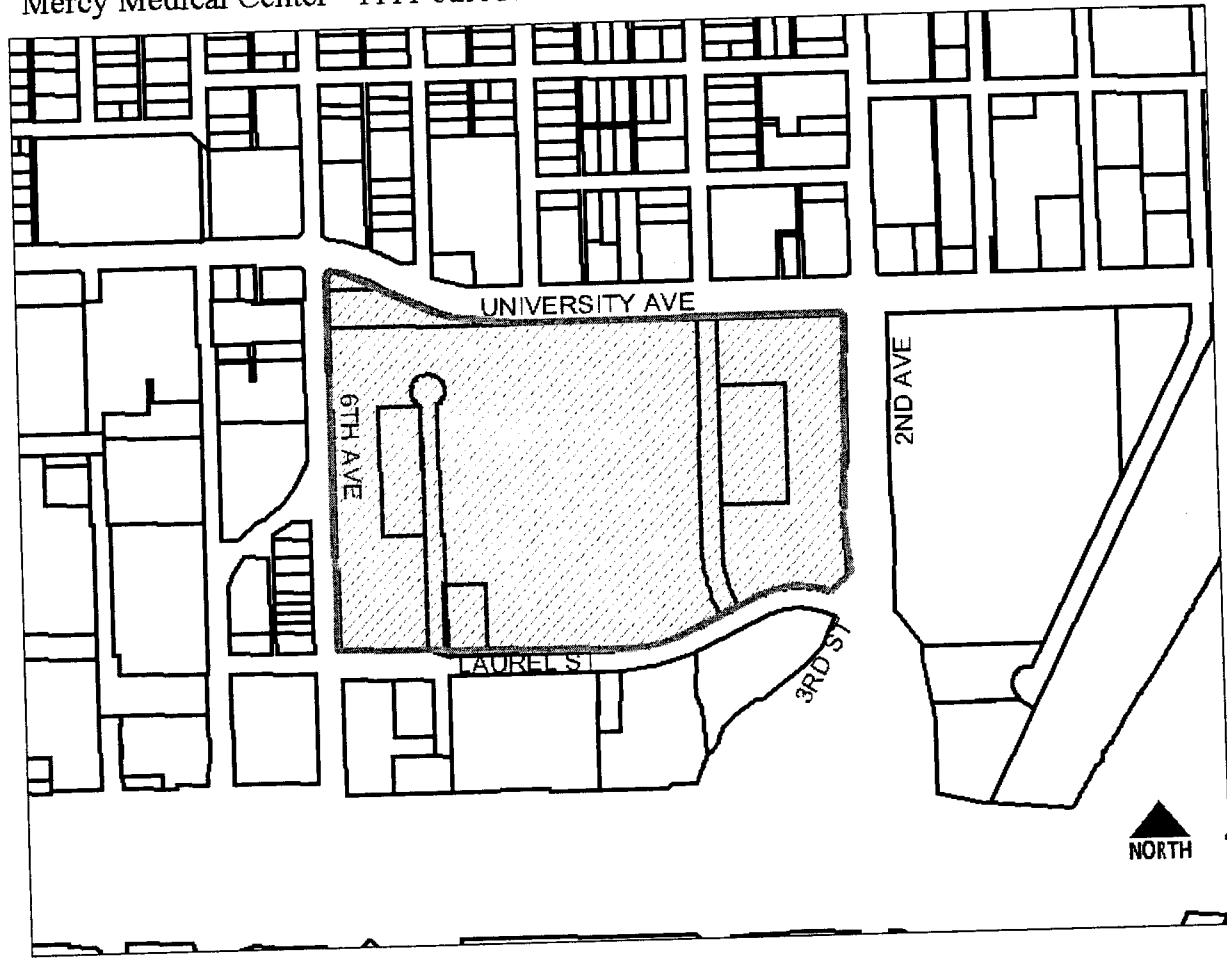
City Clerk

51

Request from Mercy Hospital Medical Center (owner) represented by Chris Williams (officer) for review and approval of the Third Amendment to the Mercy Medical Center PUD Conceptual Plan.			File # ZON2007-00021	
Description of Action	Review and approval of the subject PUD Conceptual Plan to expand the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two (2) new elevated helipads for air ambulance traffic.			
2020 Community Character Plan	Public/Semi-Public.			
Horizon 2025 Transportation Plan	No Planned Improvements.			
Current Zoning District	"PUD" Planned Unit Development District.			
Proposed Zoning District	N/A.			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Inside Area				
Outside Area	2	0	0	<20%
Plan and Zoning Commission Action	Approval	9-0	Required 6/7 Vote of the City Council	Yes
	Denial			No X

Mercy Medical Center - 1111 6th Avenue

ZON2007-00021



March 26, 2007

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 March 15, 2007, the following action was taken:

COMMISSION RECOMMENDATION:

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

Commission Action:	Yes	Nays	Pass	Absent
David Cupp				X
Shirley Daniels	X			
Dann Flaherty				X
Bruce Heilman	X			
Jeffrey Johannsen	X			
Greg Jones	X			
Frances Koontz				X
Kaye Lozier				X
Jim Martin	X			
Brian Millard	X			
Brook Rosenberg				X
Mike Simonson	X			
Kent Sovern	X			
Tim Urban	X			
Marc Wallace				X



CITY PLAN AND ZONING COMMISSION
 ARMORY BUILDING
 602 ROBERT D. RAY DRIVE
 DES MOINES, IOWA 50309 -1881
 (515) 283-4182

ALL-AMERICA CITY
 1949, 1976, 1981
 2003

APPROVAL of a request from Mercy Hospital Medical Center (owner) represented by Chris Williams (officer) for review and approval of the Third amendment to the Mercy Medical Center PUD Conceptual Plan to expand the Emergency wing with a 20,000 square foot two-story addition to include an additional ambulance garage and two (2) new elevated helipads for air ambulance traffic subject to the following revisions: (ZON2007-00021)

1. Inclusion of a note indicating the maximum height of the proposed addition.
2. Provision of a note stating the landscaping will be in accordance with the landscape standards as applicable to the "C-2" District with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. Inclusion of a note identifying the proposed building materials for the cantilevered helipad structure.
4. Inclusion of a note stating that all rooftop mechanical equipment shall be architecturally integrated into the design of the building and not in view.

Written Responses

2 In Favor
0 In Opposition

This item would not require a 6/7 vote at City Council.

STAFF RECOMMENDATION AND BASIS FOR APPROVAL

Staff recommends approval of the requested amendment to the Mercy Medical Center PUD Concept Plan subject to the following revisions:

1. Inclusion of a note indicating the maximum height of the proposed addition.
2. Provision of a note stating the landscaping will be in accordance with the landscape standards as applicable to the "C-2" District with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. Inclusion of a note identifying the proposed building materials for the cantilevered helipad structure.
4. Inclusion of a note stating that all rooftop mechanical equipment shall be architecturally integrated into the design of the building and not in view.

STAFF REPORT

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to the Mercy Medical Center PUD would allow construction of a 2-story addition measuring 145' x 70'. The two existing helipads would be relocated from the ground to the addition's roof. The 20,000-square foot addition is anticipated to contain the trauma and chest pain center, ambulance garage, an atrium, and second level shell space. The submitted rendering indicates the addition would include architectural elements similar to those on the recently constructed East Tower addition.
2. **Size of Site:** Approximately 34 acres.
3. **Existing Zoning (site):** "PUD" Planned Unit Development District.
4. **Existing Land Use (site):** The current site includes the main Mercy Hospital with outpatient and inpatient services and the Mercy Park Apartments.
5. **Adjacent Land Use and Zoning:**
 - North* - "C-2" & "NPC", Uses include Quik Trip, Comito's Fifield Pharmacy, Mercy Education Center, Iowa Fertilizer & Chemical Offices, Riley Physician Office, University Nursing & Rehabilitation Center, Keck Better Brakes, 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 Mercy Daycare and offices for Planned Parenthood of Greater Iowa.
6. **General Neighborhood/Area Land Uses:** The subject property is located just north of Interstate 235 between residential neighborhoods to the north and west and commercial uses to the south and east.
7. **Applicable Recognized Neighborhood:** Cheatom Park Neighborhood.
8. **Relevant Zoning History:** The Mercy Medical Center PUD Conceptual Plan was approved on April 5, 2004 by Ordinance 14,333.

9. **2020 Community Character Land Use Plan Designation:** Public/Semi-Public and Medium-Density Residential. 51

10. **Applicable Regulations:** The Commission reviews all proposals to amend zoning regulations or zoning district boundaries 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 recommend that certain conditions be applied to the subject property if the property owner agrees in writing, in addition to the existing regulations. The recommendation of the Commission will be forwarded 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. The proposed addition will be required to comply with storm water management policies as part of the review of the final PUD development plan.
2. **Landscaping & Buffering:** A landscape plan must be included as part of the PUD Concept Plan. A note should be added to state that landscaping will be provided in accordance with the landscape standards as applicable to the "C-2" District, with foundation plantings around the perimeter of the addition including shrubs and planting beds.
3. **Access or Parking:** The building addition will not alter the locations of the existing private drives. The east/west private drive passing north of the proposed addition will be graded to provide access to the ambulance garage door.
4. **2020 Community Character Plan:** The proposed amendment to the Concept Plan is in conformance with the 2020 Community Character Plan's future land use designation of Public/Semi-Public, which allows for uses such as government facilities, schools, and hospitals.
5. **Urban Design:** The submitted rendering indicates the addition would include architectural elements similar to those on the recently constructed East Tower addition. This includes an atrium with an arched roofline above the entrance. The building materials will include precast concrete and/or masonry veneer, insulated storefront with curtain-wall glazed windows and metal fascia panels at the roof and soffit. The rendering should also identify the building materials for the proposed cantilevered helipad structure and a provision stating that all rooftop mechanical equipment will be architecturally integrated into the design of the building.

The proposed amendment shifts the two existing helipads to the east, which is away from the west property line. The helipads would be on the roof of the addition, with one being on a cantilevered extension above the driveway on the west side of the addition. The existing helipads are on the ground, with one located on each side of the north/south private drive (vacated 5th Avenue).

SUMMARY OF DISCUSSION

Erik Lundy: Presented the staff report and recommendation. Noted a concern raised by a nearby property owner regarding the flight paths of the helicopters. Stated this is an operational matter and staff is not proposing any modifications in response to this concern, as long as, the applicant understands the issue and can work to resolve it.

Tim Urban: Asked what power the City has to establish restrictions on the means for ingress/egress for helicopter traffic to the site.

Erik Lundy: Thought it was a regulatory function of the Aviation Administration.

Larry Hulse: Explained staff had no expertise on flight patterns but encouraged the hospital to work with the property owners that are experiencing some problems as a good neighbor.

Tim Urban: Asked who has jurisdictional authority over it and suggested the concern be forwarded to the correct agency and not just lost in the minutes.

Kent Sovern: Suggested asking the applicant.

Ron Muecke, Vice President, Facilities & Support Services, Mercy Medical Center: Indicated Chris William is no longer with Mercy Medical Center. Noted he met with Planned Parenthood regarding the impact of the helicopters on their windows. Noted the helipad will be elevated, which will help alleviate the problem. Stated the FFA is the controlling agency and that they have approved the approach. Indicated he would tour the Planned Parenthood facility, discuss their concerns and work with maintenance to determine what the cause of the problem. Noted Mercy has not received this type of complaint before.

Mike Simonson: Would support the project and noted his only concern with the Mercy campus is the sea of parking and lack of trees. He expressed interest in knowing what Mercy plans to do to introduce landscaping in future projects.

Ron Muecke: Noted he is dealing with parking concerns. Explained as they develop the property between I-235 and University they will work with City staff regarding landscaping regulations and will adhere to any standards or policies. They may be able to do something on campus at the intersection where the current helipad is. They would like to have a beautiful campus and various people have made comments regarding landscaping.

CHAIRPERSON OPENED THE PUBLIC HEARING

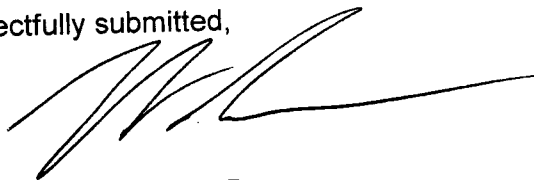
There was no one in the audience to speak on this item.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Bruce Heilman: Moved staff recommendation.

Motion passed 9-0 (Dave Cupp was not present).

Respectfully submitted,



Jason Van Essen, AICP
Senior City Planner

JMV:dfa

Attachments

51



March 5, 2007

RECEIVED
MAR 07 2007
COMMUNITY DEVELOPMENT
DEPARTMENT

Mr. Erik Lundy
Community Development Department
City of Des Moines, IA
400 Robert D. Ray Drive
Des Moines, IA 50309

Dear Mr. Lundy:

The purpose of this letter is to respond to your invitation for comments and inform you of a concern Planned Parenthood of Greater Iowa has with the proposed expansion of the Mercy Hospital emergency wing. Our administrative headquarters is located directly across Sixth Avenue from the emergency entrance. While we are generally supportive of the project and do not intend to interfere with their plans, there is one issue that we would like to see addressed during the course of this project.

As you know, Mercy Hospital often brings patients into the area by helicopter. We understand that this is an essential service, but on a few occasions the flight path of these helicopters has brought them very close to nearby buildings, causing the walls and windows shake and disrupting operations. In one instance in our building, a window was broken after a helicopter passed by.

Since part of the purpose of this project is to create two new helipads for air ambulance traffic, we wanted to bring this to the attention of the developers. It would be extremely helpful if those helipads could be located in such a way as to minimize or eliminate the need for helicopters to fly near any adjacent buildings.

We appreciate your time and consideration of our concerns. We will likely attend the public hearing to address this issue directly, but we wanted to provide notice well in advance so that Mercy Hospital could take its own action ahead of time to avoid disruptions to its supportive neighbors.

Sincerely,

Kyle J. Carlson
Staff Attorney
Planned Parenthood of Greater Iowa
1171 7th St.
Des Moines IA 50314

Item ZON 2007-00021

Date 3-9-07

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

MAR 19 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Elene Boerchert Manager

Signature Elene Boerchert

Address 1131 3rd Des Moines, Iowa 50319

51

Reason for opposing or approving this request may be listed below:

Item ZON 2007-00021

Date March 7, 2007

I (am) (am not) in favor of the request.

(Circle One)

RECEIVED

MAR 12 2007

COMMUNITY DEVELOPMENT
DEPARTMENT

Print Name Walden Point Limited Partnership
Robert P. Burns, Manager

Signature Burns & Burns, L.C., General Partner

Address 319 E. Washington St. Suite 111
Iowa City, IA 52240

Reason for opposing or approving this request may be listed below:

We support this project in the interest of
high quality health care.

Item ZON 2007-00021 Date 3/9/07

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

MAR 12 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name Krista Noah

Signature [Handwritten Signature]

Address 1171 7TH St DM, IA 50314

Reason for opposing or approving this request may be listed below:

Comments submitted March 6th by
Planned Parenthood of Greater Iowa attorney,
Kyle Carlson ?

Item ZON 2007-00021 Date 3/7/07

I (am) (am not) in favor of the request.
(Circle One)

RECEIVED

MAR 12 2007

**COMMUNITY DEVELOPMENT
DEPARTMENT**

Print Name George Milligan

Signature [Handwritten Signature]

Address 500 LOCUST DM, IA. 50309

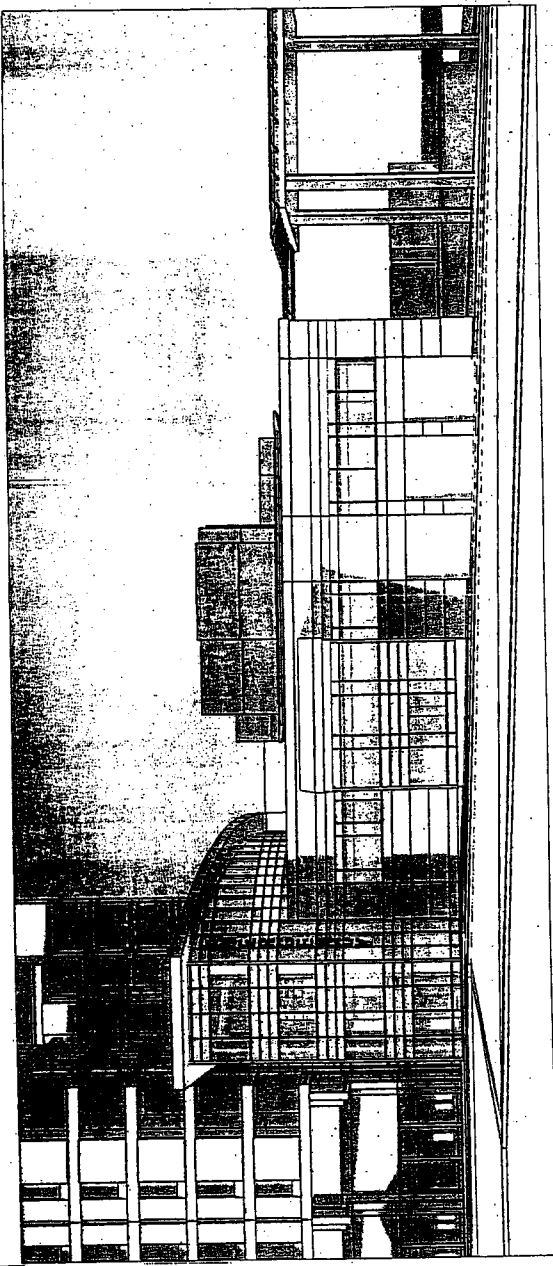
Reason for opposing or approving this request may be listed below:

Part of PUD

Sheet	of 5
Project No.	1060782
Project Name	MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN
Client	DES MOINES, IOWA
Architect	SNYDER & ASSOCIATES
Design Date	02/14/07
Scale	1" = 1'-0"
Author	
Checker	
DATE	
BY	

CONCEPTUAL BUILDING DESIGN
 SNYDER & ASSOCIATES
 2727 S.W. SNYDER BLVD.
 PORTLAND, OR 97201
 503-241-2200
 FAX 503-241-2202
 1730 10th St. N.E.
 ALBANY, OR 97321
 503-866-1111
 FAX 503-866-1112

S
 1060782
 Sheet 4 of 5



PUD CONCEPTUAL RENDERING FROM UNIVERSITY AVENUE

Conceptual Building Notes

The proposed construction within the PUD development area will include 20,000 square feet of emergency department addition. The addition is expected to contain trauma and chest pain center, ambulance garage, waiting area, ambulance bay, two elevated triage bays at the roof level, and a 17,000 square foot addition on the emergency department level. The proposed building is a two story addition along University Avenue. The building is not being designed for vertical separation.

Building includes include:
 Precast concrete skin and/or masonry above window.
 Insulated aluminum and curtain wall glazing system.
 Metal facade panels at roof and soffits.

The approximate building dimension is 145 feet by 70 feet.

Floor Area:	10,450 sf
Total Area:	9,425 sf
Volume:	800 sf
Cost:	18,900 sf

