



Roll Call Number

Agenda Item Number

48

Date February 22, 2021

RESOLUTION HOLDING HEARING ON REQUEST FROM CATHOLIC HEALTH INITIATIVES - IOWA CORPORATION D/B/A MERCY MEDICAL CENTER DES MOINES FOR APPROVAL OF A PROPOSED 7TH AMENDMENT TO THE MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN FOR PROPERTY AT 1111 6TH AVENUE

WHEREAS, on February 8, 2021, by Roll Call No. 21-0194, the City Council received a communication from the City Plan and Zoning Commission advising that the Commission voted 14-0 to **APPROVE** a request from Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner), represented by Diane Cummings (officer), to review and approve a proposed 7th Amendment to the Mercy Medical Center PUD Conceptual Plan on property located in the vicinity of 1111 6th Avenue (“Property”) to allow construction of a canopy on the building known as 411 Laurel Street, and revision of the campus signage plan; and

WHEREAS, the Property is legally described as follows:

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.

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

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Date February 22, 2021

(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.

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

.....
Date February 22, 2021

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 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

Date February 22, 2021

WHEREAS, on February 8, 2021, by Roll Call No. 21-0194, it was duly resolved by the City Council that the request for approval of the 7th Amendment to the PUD Conceptual Plan be set down for hearing on February 22, 2021, at 5:00 p.m., by electronic means to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; and

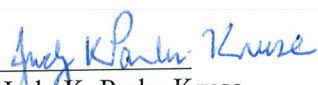
WHEREAS, due notice of said hearing was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing on said proposed PUD Conceptual Plan Amendment; and

WHEREAS, in accordance with said notice, those interested in said proposed PUD Conceptual Plan, Amendment 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, and any and all statements of interested persons and arguments of counsel, any objections to the proposed 7th Amendment to the Mercy Medical Center PUD Conceptual Plan are hereby overruled, and the hearing is closed.
2. The proposed 7th 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 PlanDSM: Creating Our Tomorrow Plan and is hereby approved as stated above.

BY _____ TO ADOPT.

FORM APPROVED: 
 Judy K. Parks-Kruse
 Assistant City Attorney

(ZON2020-00165)

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

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.

 Mayor

 City Clerk



Date February 2, 2021
 Agenda Item 48
 Roll Call # _____

February 2, 2021

Honorable Mayor and City Council
 City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their January 21, 2021 meeting, the following action was taken regarding a request from Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner) represented by Diane Cummings (officer) for review and approval of a proposed 7th Amendment to the Mercy Medical Center PUD Conceptual Plan on property located in the vicinity of 1111 6th Avenue, to allow construction of a canopy on the building known as 411 Laurel Street and revision of the campus sign plan.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 14-0 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus	X			
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones	X			
William Page	X			
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

APPROVAL of the proposed 7th Amendment to the Mercy “PUD” Conceptual Plan.
 (ZON2020-00165)

Written Responses

1 in Favor

0 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Staff recommends approval of the proposed 7th Amendment to the Mercy “PUD” Conceptual Plan.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The proposed amendment to Mercy Medical Center’s “PUD” Planned Unit Development District would allow construction of a new building canopy and expanded driveway to replace the existing canopy and driveway along the west façade of the building known as 411 Laurel Street. The proposed amendment would also allow installation of wall-mounted signage on the proposed canopy, as well as new wall-mounted signage on the west and south facades of the building known as 411 Laurel Buildings. The proposed improvements would serve as an intermediate step for the hospital ahead of future construction of as indicated in the 4th amendment of the PUD Conceptual Plan.
2. **Size of Site:** Approximately 38 acres.
3. **Existing Zoning (site):** “PUD” Planned Unit Development District.
4. **Existing Land Use (site):** The site contains the Mercy Medical Center campus.
5. **Adjacent Land Use and Zoning:**

North – “RX2” & “MX2”, Uses include Comito’s Fifiel Pharmacy, Mercy Education Center, Riley Physician Office, University Nursing & Rehabilitation Center, and Burger King.

South – “DX2”, Uses include Des Moines Medical Center offices, Iowa Dental Supply, and Medical Office Plaza.

East – “P2”, Use is Des Moines Metro U.S. Post Office.

West – “RX2” & “MX2”, 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 in 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 January 7, 2021. Additionally, separate notifications of the hearing for this specific item were mailed on December 30, 2020 (20 days prior to the hearing) and on January 11, 2021 (10 days prior to the hearing) to the Cheatom Park Neighborhood, River Bend 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 January 15, 2021.

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 Jon Royal, 1830 8th Street, Des Moines, IA 50314.

Due to the COVID-19 pandemic, the applicant was unable to hold a neighborhood meeting. On January 5, 2021, the applicant mailed a letter to the neighboring property owners and neighborhood associations to explain their proposal and to provide contact information in case they had any questions or comments. The applicant will provide a summary of any communications with neighboring property owners prior to the public hearing.

8. **Relevant Zoning History:** The Mercy Medical Center “PUD” Conceptual Plan was originally approved on April 5, 2004 by Ordinance 14,333.

The 1st 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 2nd amendment was approved administratively in June of 2006 to allow a new signage plan for the hospital complex.

The 3rd 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.

The 4th amendment was approved on September 26, 2016 (Roll Call 16-1668) to expand the PUD area by 2.3 acres and to allow for the 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.

The 5th amendment was approved administratively in July 2019 to allow installation of a sign for the children’s hospital.

The 6th amendment was approved on January 13, 2020 (Roll Call 20-0113) to allow revision to the campus signage plan.

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. Building Modifications:** The requested "PUD" Conceptual Plan amendment proposes construction of a new entrance canopy along the west façade of the building known as 411 Laurel Street. The canopy would generally measure 97.83 feet by 21.5 feet, and would replace an existing canopy. The proposed amendment would also allow the existing drop-off lane to be lengthened, which would necessitate construction of a short retaining wall.
- 2. Signage:** The requested "PUD" Conceptual Plan amendment proposes a new sign on the south façade of the building, which would measure 1.67 feet by 57.6 feet (95.45 square feet), and a new sign on the west façade of the proposed canopy, which would generally measure 4.67 feet by 22.33 feet (104.28 square feet). Staff believes that proposed size and placement of the signs are appropriate given the scale of the existing hospital complex.

SUMMARY OF DISCUSSION

Jann Freed asked if any member of the public or the commission desired to speak on the item. No one requested to speak.

COMMISSION ACTION:

Dory Briles made a motion for approval of the proposed 7th Amendment to the Mercy "PUD" Conceptual Plan.

Motion passed: 14-0

Respectfully submitted,



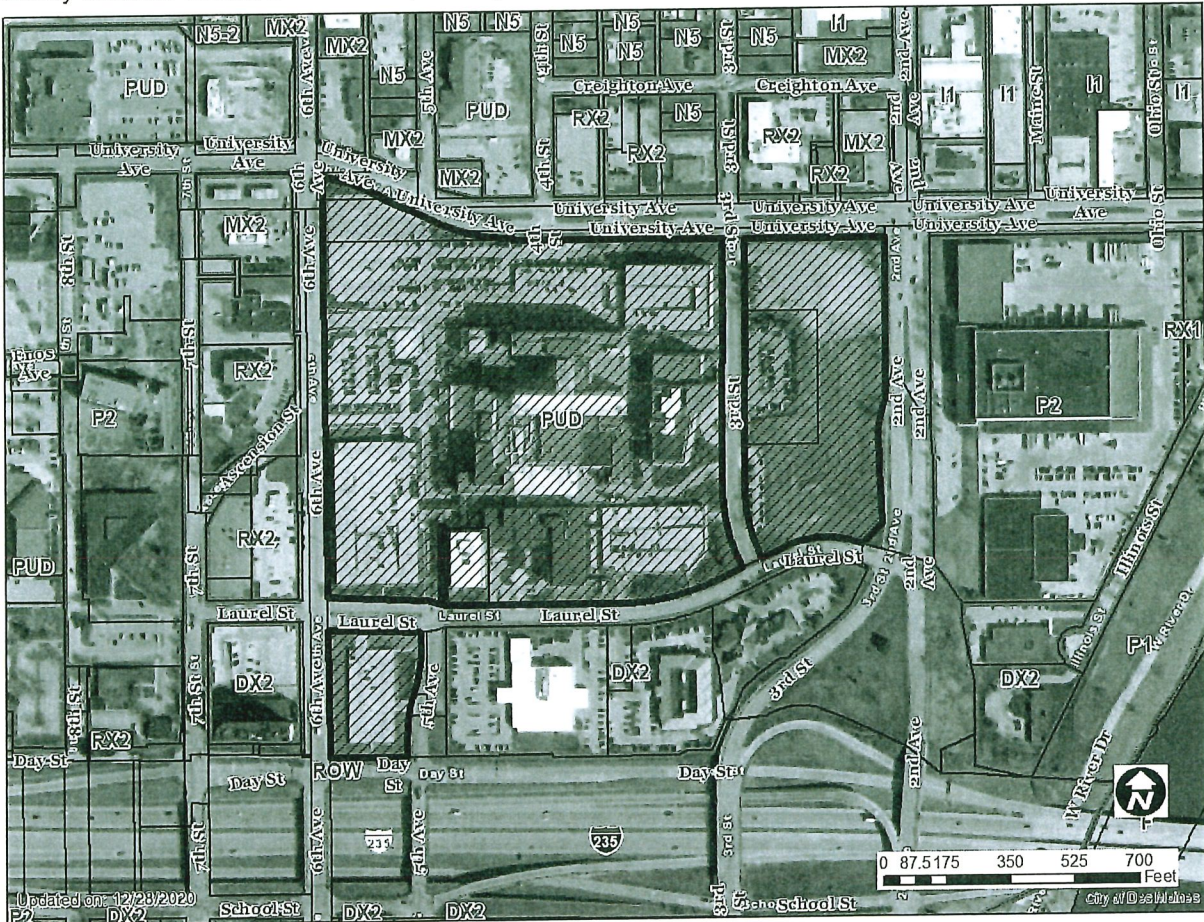
Michael Ludwig, AICP
Deputy Director of Development Services

MGL:tjh

Catholic Health Initiatives – Iowa Corporation d/b/a Mercy Medical Center Des Moines (owner) represented by Diane Cummings (officer) for the property located in the vicinity of 1111 6 th Avenue.				File # ZON2020-00165	
Description of Action		Review and approval of a proposed 7 th Amendment to the Mercy Medical Center PUD Conceptual Plan, to allow construction of a canopy on the building known as 411 Laurel Street and revision of the campus sign plan.			
PlanDSM Future Land Use		Current: Public/Semi Public within a Community Node. Proposed: N/A.			
Mobilizing Tomorrow Transportation Plan		No planned improvements.			
Current Zoning District		Mercy Medical Center Legacy "PUD".			
Proposed Zoning District		N/A.			
Consent Card Responses Outside Area (200 feet)		In Favor 1	Not In Favor 0	Undetermined	% Opposition
Within Subject Property					
Plan and Zoning Commission Action		Approval	X	Required 6/7 Vote of the City Council	
		Denial		Yes	X
				No	

Mercy Medical Center Des Moines, Vicinity of 1111 6th Avenue

ZON2020-00165

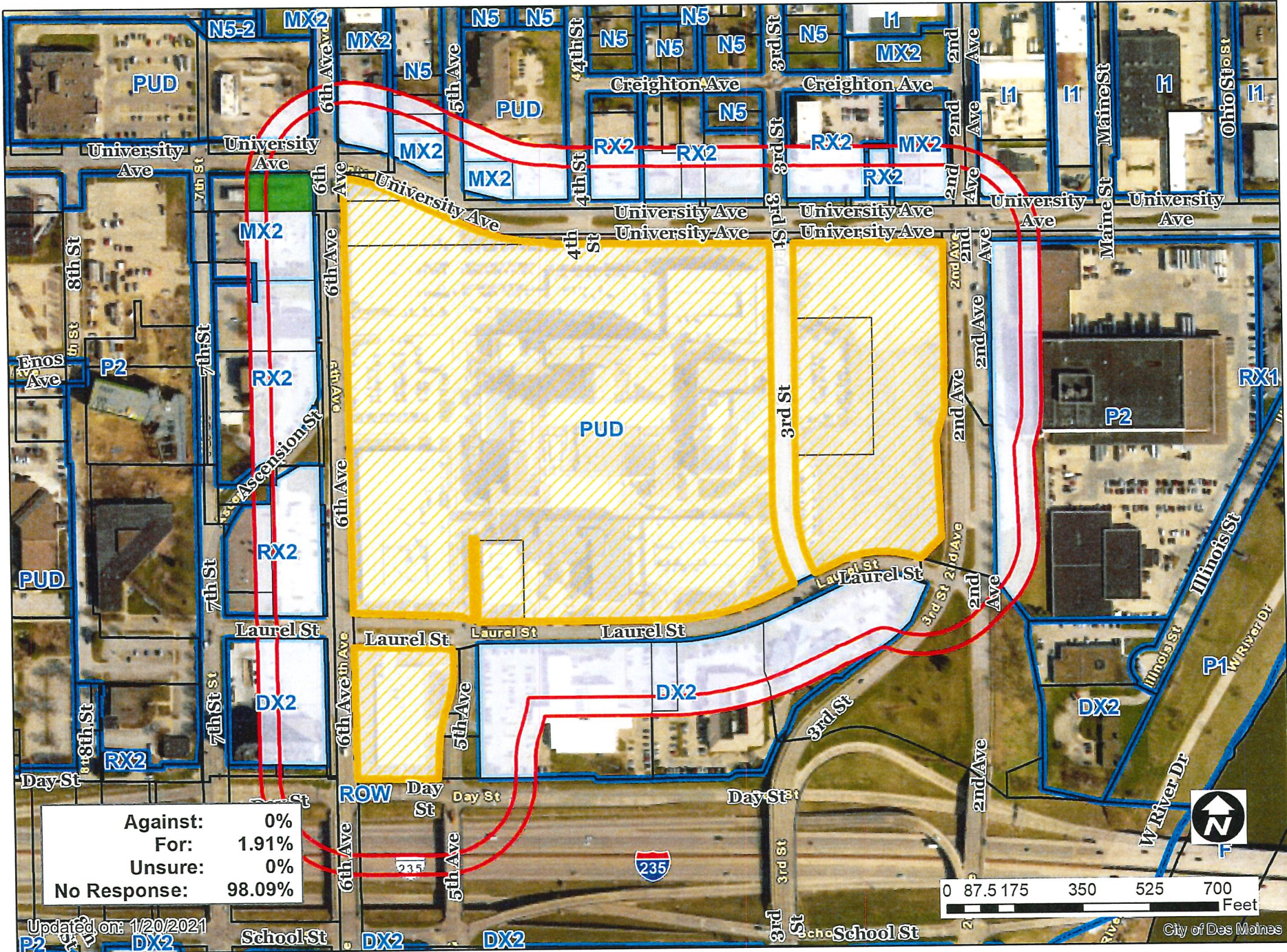


1 inch = 329 feet

48

Mercy Medical Center Des Moines, Vicinity of 1111 6th Avenue

ZON2020-00165



1 inch = 329 feet

48

Item: ZON2020-00165 Date: _____


Please mark one of the following

- I am in favor of the request
- I am not in favor of the request

Signature: *James R. Vashburn*
Name: James R Vashburn
Address: 13018 Pinehurst

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
JAN 19 2021

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

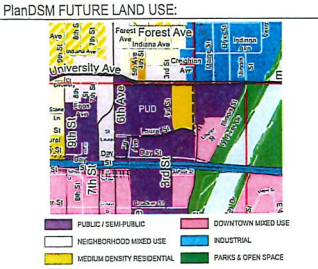
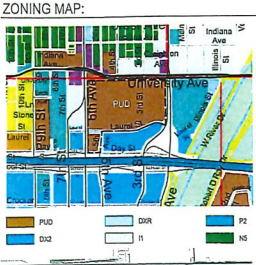
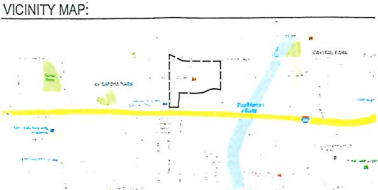


I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly licensed engineer under the laws of the State of Iowa.

SHANNON V. MACGEE
Professional Engineer
Signature: *Shannon V. MacGee*
Date: 12-21-2020

Margaret A. Miller
June 30, 2021
Registration Expires

GENERAL AND ARCHITECTURAL SERIES
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PUD LEGAL DESCRIPTION (FROM 4TH AMENDMENT):

LOTS 1 THROUGH 5 IN BLOCK "A", LOTS 1 AND 2 IN BLOCK "B", AND LOTS 1 THROUGH 3 BLOCK "C" AND STREET LOT "A" AND "C", ALL IN HUNTER HILL PLAT #11 BEING AN OFFICIAL PLAT IN THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND A PART OF UNIVERSITY COURT RECORDED IN QUIT CLAIM DEED BOOK 608 PAGE 24 AND A PART OF LOTS 17 AND 18 AND A PART OF HAWK HILL BETWEEN LOTS 17 AND 18 RECORDED IN WARRANT DEED BOOK 608 PAGE 10, 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 HUNTER HILLS PLAT 1; THENCE NORTH 90°02' WEST, 90.06 FEET; THENCE NORTH 91°15' EAST, 64.21 FEET; THENCE NORTHEASTERLY ALONG A CURVE CONVEX SOUTHWESTERLY THENCE RADII 5,139 FEET, CHORD BEING 21.87 FEET AND LENGTH 21.87 FEET AND WHOSE CHORD BEARS NORTH 52°47' EAST, 27.84 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONVEX SOUTHWESTERLY THENCE RADII 4,903 FEET, CHORD BEING 28.99 FEET AND LENGTH 28.99 FEET AND THENCE SOUTH 77°12' EAST, 18.87 FEET; THENCE SOUTH 86°13'11" EAST, 238.33 FEET; THENCE SOUTHWESTERLY ALONG A CURVE CONVEX NORTHWESTERLY THENCE RADII 31,233 FEET, CHORD BEING 214.87 FEET AND WHOSE CHORD BEARS SOUTH 77°12' EAST, 231.11 FEET; THENCE SOUTH 90°02' EAST, 4.44 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; THENCE NORTH 91°12' WEST ALONG SAID NORTH LINE, 51.46 FEET TO THE POINT OF BEGINNING AND CONTAINING 334 SQ. FT. (S.F.)

AND (BOOK 11416 PAGE 923-924)

THE NORTH 54.1 FEET OF LOT 1, BLOCK "A" EXCEPT THE EAST 11.62 FEET AT THE NORTH LINE AND THE EAST 11.62 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 1104-87 AVENUE, DES MOINES, IOWA.

AND (BOOK 10524 PAGE 941-942)

LOT 1 IN THE OFFICIAL PLAT OF THE NORTHEAST FRACTIONAL QUARTER IN FR. 34 OF THE NORTHWEST FRACTIONAL QUARTER IN FR. 34 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 24, WEST OF THE 5TH PA, EXCEPT THE FOLLOWING PIECE WHICH WAS RESERVED FOR STREET PURPOSES, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 18, THENCE WEST 13.19 FEET; THENCE IN A NORTHERLY DIRECTION 80.91 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE EAST 54.45 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT, 30.01 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 1104-87 AVENUE, DES MOINES, IOWA.

AND (BOOK 1154 FEET OF LOT 18 OF THE OFFICIAL PLAT OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 24, WEST OF THE 5TH PA, 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 30 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, TO A POINT ON THE WEST LINE OF SAID LOT 18; SAID POINT BEING THE SOUTHWEST CORNER THEREOF; 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 1104-87 AVENUE, DES MOINES, IOWA.

AND (THE SOUTH 8 INCHES OF LOT 1 EXCEPT THAT PART DECEDED 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 80 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 11.37 FEET; THENCE IN A NORTHERLY DIRECTION 69 FEET TO A POINT ON THE NORTH LINE OF LOT 2; THENCE EAST 11.66 FEET TO THE POINT OF BEGINNING, AND THE WEST 112.03 FEET OF THE NORTH HALF OF LOT 3, ALL IN BLOCK "N" 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 1104-87 AVENUE, DES MOINES, IOWA.

AND (THE SOUTH 1/2 OF LOT 3, IN BLOCK "N" WALNUT HILL ADDITION, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, IOWA, EXCEPT THE FOLLOWING COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE RUNNING WEST 11.69 FEET; THENCE RUNNING IN A NORTHERLY DIRECTION A DISTANCE OF 34 FEET; THENCE EAST ON A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 112.03 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 1104-87 AVENUE, DES MOINES, IOWA.

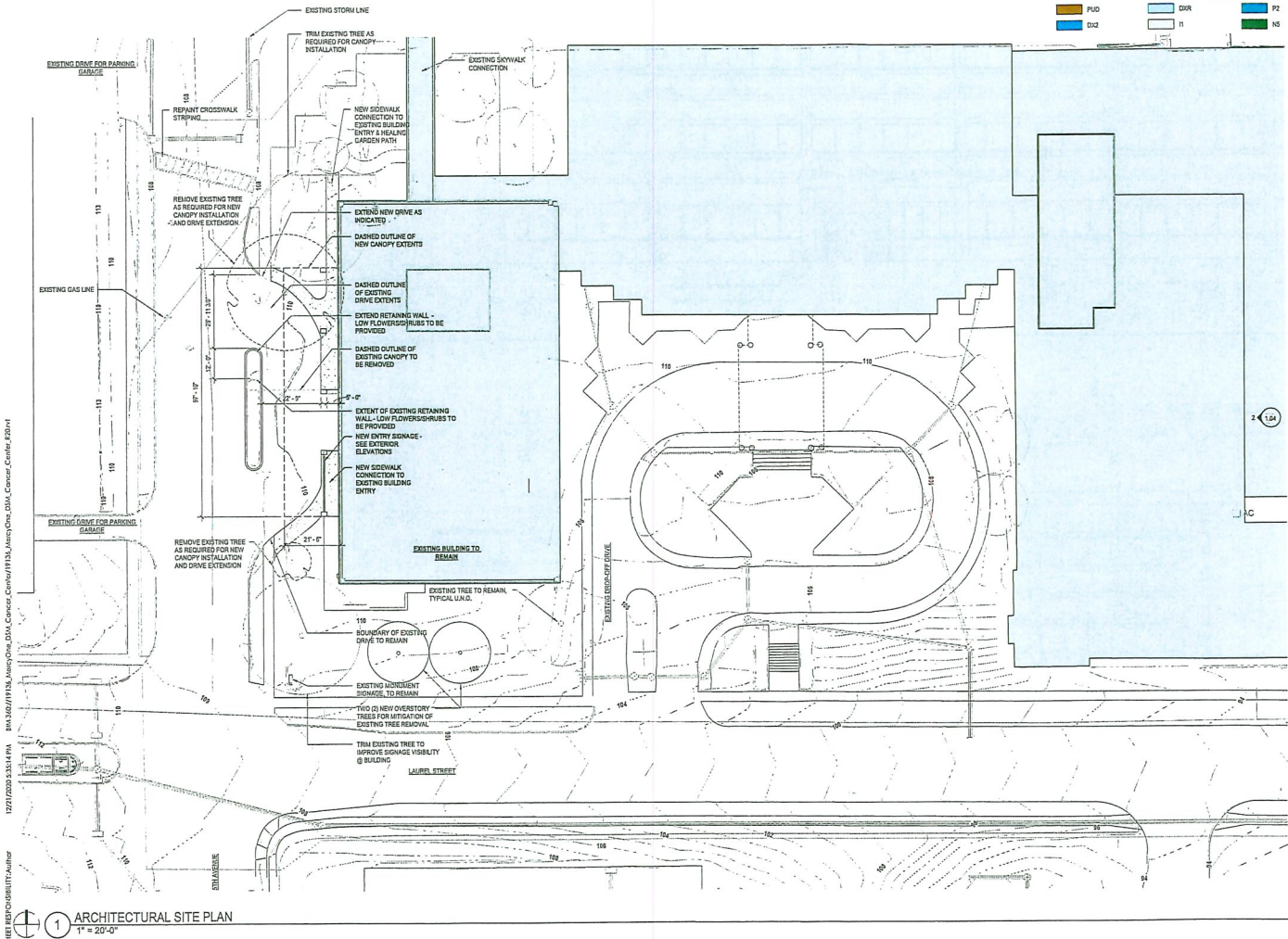
AND (BOOK 5908 PAGE 60)

LOT 2 IN THE OFFICIAL PLAT OF THE NE 1/4 OF THE NW 1/4 SECTION 4, TOWNSHIP 18 NORTH, RANGE 24, WEST OF THE 5TH PA EXCEPT A PART OF THE EAST END OF SAID LOT SOLD TO THE CITY OF DES MOINES DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20, THENCE WEST ALONG THE SOUTH LINE, 11.82 FEET; THENCE IN A NORTHERLY DIRECTION THROUGH SAID LOT 20, A DISTANCE OF APPROXIMATELY 30 FEET TO THE NORTH LINE OF SAID LOT; THENCE EAST ALONG THE NORTH LINE, 12.39 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT, 30.81 FEET TO THE SOUTHEAST CORNER THEREOF; THE PLACE OF BEGINNING NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

AND (BOOK 12828, PAGE 421)

LOT 1 IN BLOCK "C" OF WALNUT HILL ADDITION, AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA EXCEPT THAT PART CONVEYED TO THE CITY OF DES MOINES IN DEED FILED IN BOOK 52, PAGE 206 ON NOVEMBER 5, 1908.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



1. ARCHITECTURAL SITE PLAN
1" = 20'-0"

DESIGN: MHC/MSB/STP/JTT/Author
12/27/2020 3:30:51 PM I:\3\1025\1515_America\Chc\Main\3D\3D\3D_Cancer_Center_1612.dwg - D:\A - 3D\Cancer_Center_1612.dwg

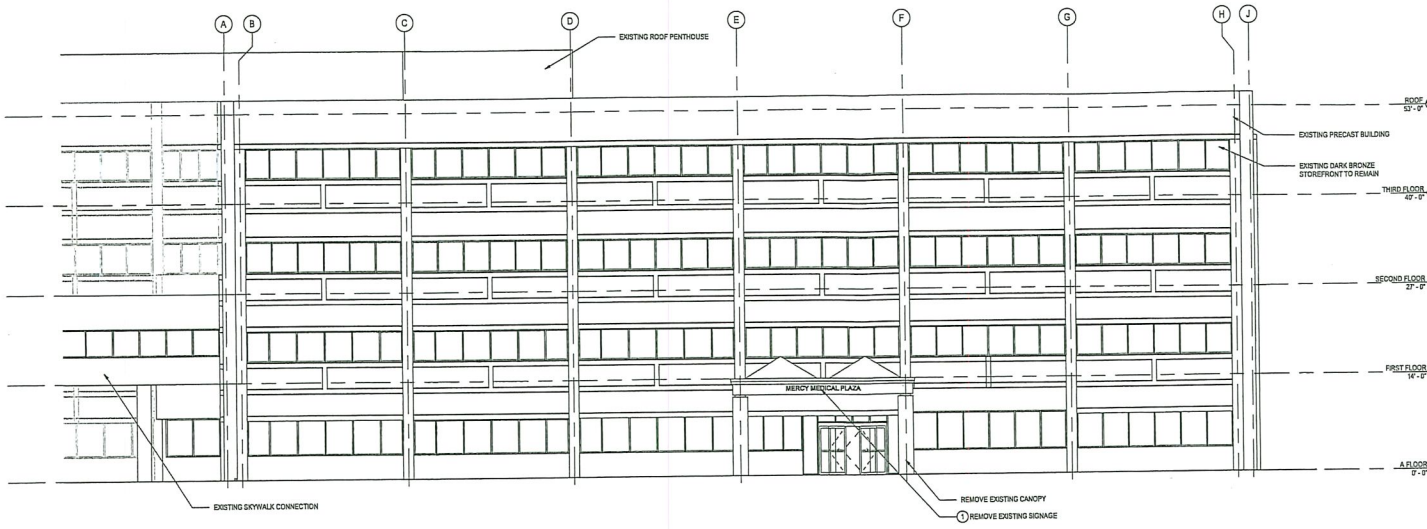
INVISION
303 Watson Powell Jr.
Way
Suite 300
Des Moines, Iowa 50309
515.433.2941
www.invisionarch.com
CONSULTANT:
ARCHITECT:
RAKER RHODES
MEP
DESIGN / BUILD
INTERIOR DESIGN
SAXTON

REVISIONS:

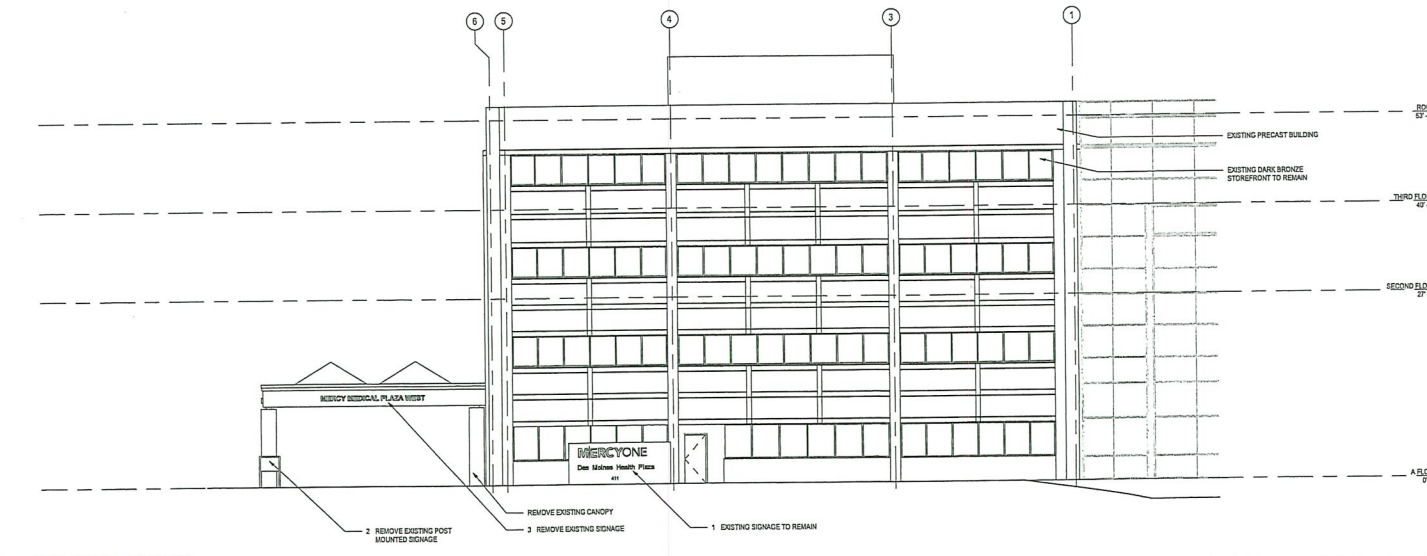
Description	Date	No.

OWNER SIGN-OFF:
DATE: _____ NAME: _____

PROJECT NO:
19136
DATE:
12.16.2020
SHEET SET:
LEVEL 3, SUITE 3300 I
CONSTRUCTION
DOCUMENTS
SHEET NAME:
LEGACY PUD -
PROPOSED SITE PLAN
SHEET:
1.01
Graphic © 2020



1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION
SIGNAGE TO BE REMOVED

SGN	CONTENT	SIZE SF
1	MERCY MEDICAL PLAZA	-8 SF

WEST ELEVATION
SIGNAGE TO BE REMAIN

NO SIGNAGE TO REMAIN ON THE WEST ELEVATION

SOUTH ELEVATION
SIGNAGE TO BE REMOVED

SGN	CONTENT	SIZE SF
2	MERCY MEDICAL PLAZA WEST	-11 SF
3	DROP-OFF DIRECTORY SIGNAGE	-8 SF

SOUTH ELEVATION
SIGNAGE TO BE REMAIN

SGN	CONTENT	SIZE SF
1	MERCYONE LOGO + BUILDING NAME + ADDRESS	-99 SF

INVISION
Planned | Landmark | Interiors

303 Watson Powell Jr. Way
Suite 200
Des Moines, Iowa 50309
515.433.2941
515.433.2942 Fax
www.invisionproject.com
CONSULTANT:
DESIGN/ARCHITECTURE
BLAKE RHODES

MEP
DESIGN / BUILD
INTERIOR DESIGN
SAXTON

REVISIONS:
Description Date No.

OWNER SIGN-OFF:
DATE NAME

MERCYONE MEDICAL CENTER DES MOINES
RICHARD DEMING CANCER CENTER
411 LAUREL ST, SUITE 3300 DES MOINES, IA 50314

PROJECT NO:
19136
DATE:
12.16.2020
SHEET SET:
LEVEL 3 |
CONSTRUCTION
DOCUMENTS
SHEET NAME:
LEGACY PUD - EXISTING
ELEVATIONS

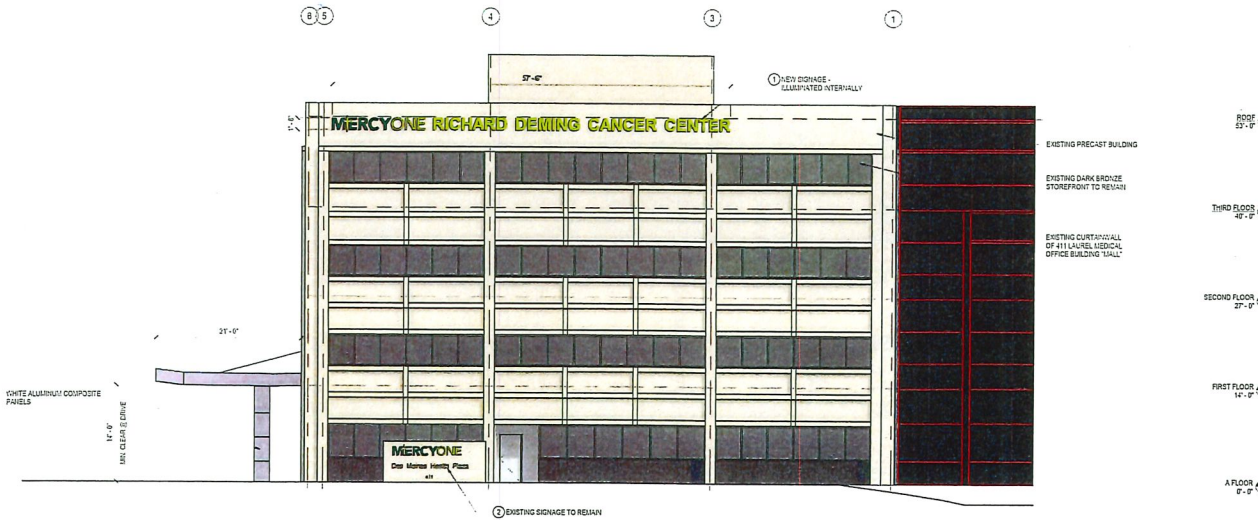
SHEET:
1.02
Copyright © 2020

SHEET RESPONSIBILITY: Author 12/16/2020 2:26:47 PM 8/14 3/02/19136_ArchipOne_DSM_Concept_Center/19136_MercyOne_DSM_Concept_Center_2D.rvt

48



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

WEST ELEVATION SIGNAGE

SIGN	CONTENT	SIZE SF
1	COURT PAVILION - MERCYONE RICHARD DEMING CANCER CENTER	203
TOTAL SQUARE FOOTAGE		

INVISION

303 Warren Powell Jr.
1704
Suite 200
Des Moines Iowa 50319
515.442.2414
515.532.2942 Fax
www.invision.com
CONSULTANT:
REBECCA
BAKER RHODES
ARCHITECT
DESIGN / BUILD
MATT BISHOP
SAXTON

REVISIONS:

OWNER SIGN-OFF:

SOUTH ELEVATION SIGNAGE

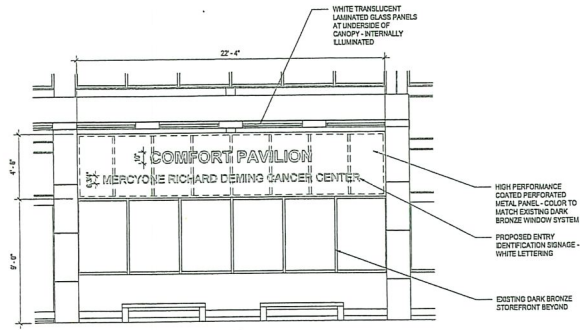
1	MERCYONE LOGO + BUILDING NAME + ADDRESS (EXISTING TO RELIANT)	48
2	MERCYONE RICHARD DEMING CANCER CENTER	130
TOTAL SQUARE FOOTAGE		

MERCYONE MEDICAL CENTER DES MOINES
RICHARD DEMING CANCER CENTER
411 LAUREL ST., SUITE 3300 DES MOINES, IA 50314

PROJECT NO:
19136
DATE:
12.16.2020
SHEET SET:
LEVEL 3 | CONSTRUCTION DOCUMENTS
SHEET NAME:
LEGACY PUD - PROPOSED ELEVATIONS

SHEET:
1.03

SHEET REVISIONS: Author: 12/16/2020 2:29:00 PM 8/13/20/19136_Invision_Omni_Building_Center_Center/19136_Invision_Omni_Building_Center_Center.rvt



1 ENLARGED WEST ELEVATION
1/4" = 1'-0"



WEST ELEVATION RENDERING (FOR REFERENCE)

WEST ELEVATION SIGNAGE

SIGN	CONTENT	SIZE SF
1	COMFORT PAVILION - MERCYONE RICHARD DEMING CANCER CENTER	44 SF
TOTAL SQUARE FOOTAGE		44 SF

EAST ELEVATION SIGNAGE

1	MERCYONE RICHARD DEMING CANCER CENTER	133 SF
TOTAL SQUARE FOOTAGE		133 SF

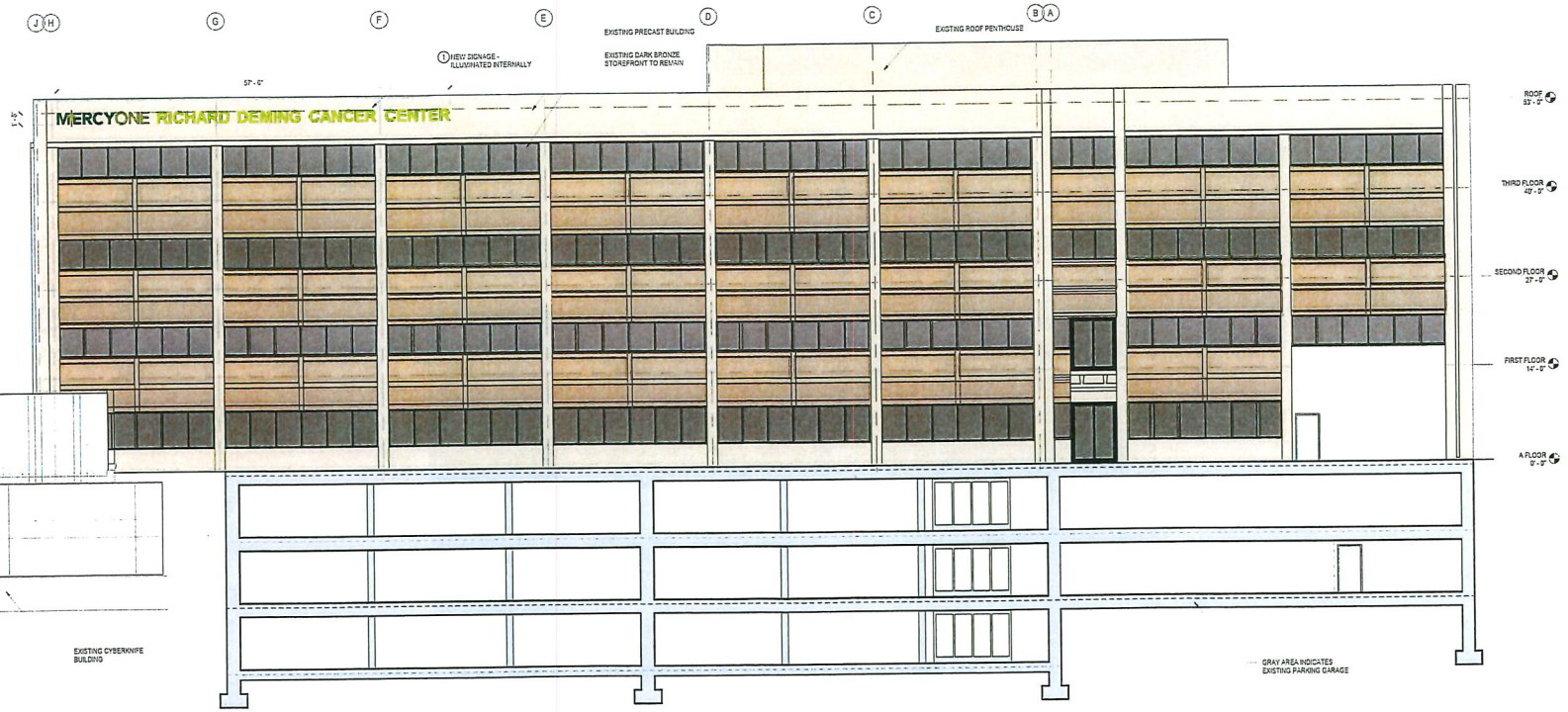
INVISION
DESIGN + ARCHITECTURE

323 Walter Powell Jr. Way
Suite 203
Des Moines, Iowa 50329
515-281-2141
www.invisiondesign.com

CONSULTANT:
STRUCTURAL
RAKER RHODES

LEAD
DESIGN / BUILD
INTEGRATIVE DESIGN
SAXTON

REVISIONS:
Description Date No.



2 EAST ELEVATION - 411 LAUREL EAST BUILDING
1/8" = 1'-0"

12/16/2023 2:27:03 PM 864.3302/1131_MercyOne_Dem_Cancer_Center/1131_MercyOne_Dem_Cancer_Center_2024

SHEET 4 OF 4 - AMENDMENT 7

OWNER SIGN-OFF:

MERCYONE MEDICAL CENTER DES MOINES
RICHARD DEMING CANCER CENTER
411 LAUREL ST., SUITE 3300 DES MOINES, IA 50314

PROJECT NO:
19136

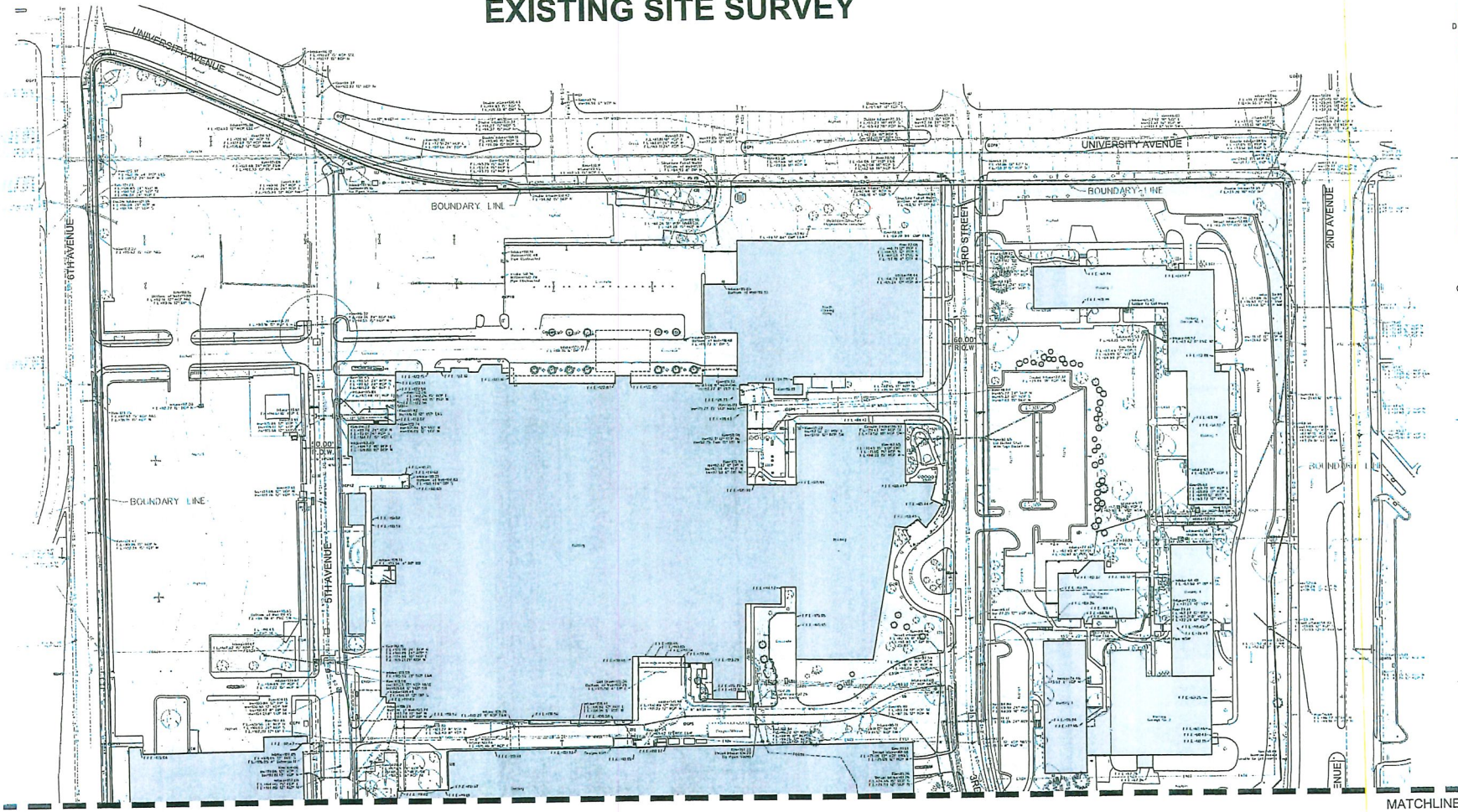
DATE:
12.16.2020

SHEET SET:
LEVEL 3
CONSTRUCTION
DOCUMENTS

SHEET NAME:
LEGACY PUD -
PROPOSED ELEVATIONS

SHEET:
1.04

EXISTING SITE SURVEY



A1 EXISTING CONDITIONS SURVEY - NORTH HALF

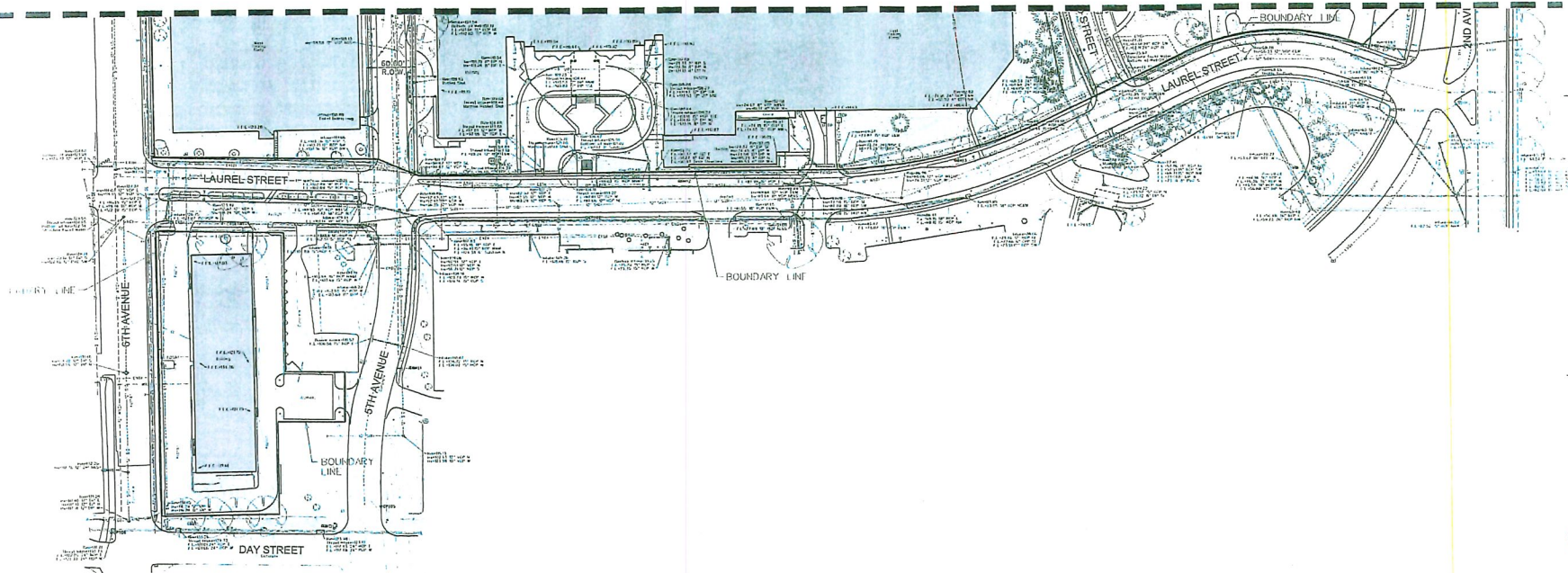


MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN

NO.	DESCRIPTION
1	EXISTING BUILDING
2	EXISTING DRIVE
3	EXISTING DRIVE
4	EXISTING DRIVE
5	EXISTING DRIVE
6	EXISTING DRIVE
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45	EXISTING DRIVE
46	EXISTING DRIVE
47	EXISTING DRIVE
48	EXISTING DRIVE
49	EXISTING DRIVE
50	EXISTING DRIVE

EXISTING CONDITIONS SURVEY - NORTH HALF

4th Amendment



MATCHLINE

A B C D

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN

NO.	REVISION	DATE	BY

EXISTING CONDITIONS SURVEY - SOUTH HALF

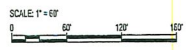
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RDG...
PLANNING & DESIGN

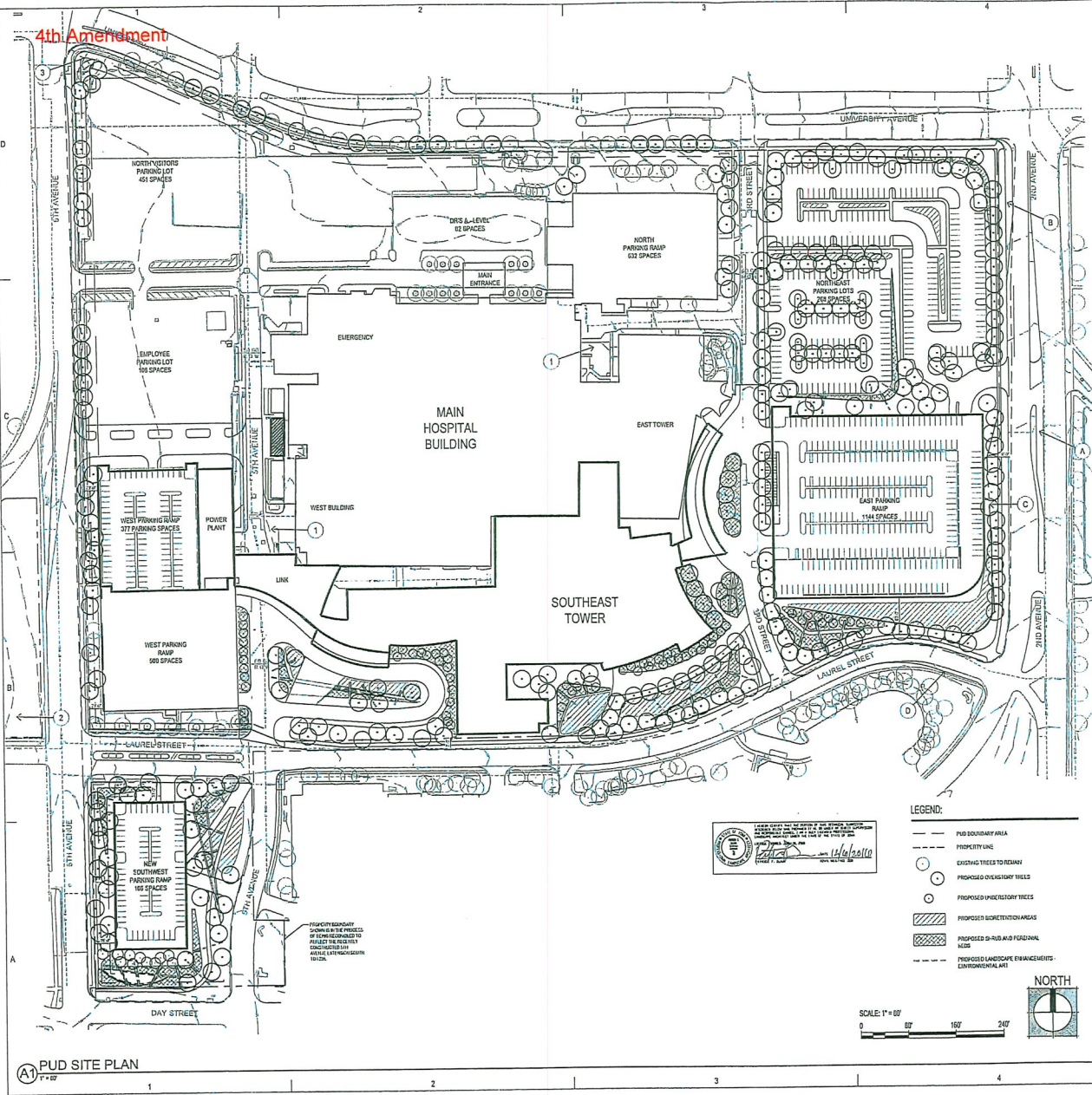
B | W | B | R

SNYDER & ASSOCIATES
ENGINEERS, ARCHITECTS & PLANNERS

A1 EXISTING CONDITIONS SURVEY - SOUTH HALF



4th Amendment



A1 PUD SITE PLAN

LAYOUT NOTES

- Any future development shall be in accordance with the 6th Avenue Development Plan to the satisfaction of the City Planning Administrator.
- This plan requires 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 sidewalk shall be provided. In addition, an Urban Edge Element shall be provided along any off-street surface parking lot within 20 feet of the 6th Avenue sidewalk.
- Parking lot lighting shall be not-off type fixtures and pedestrian scale, with a minimum height of 20 feet.
- Any new off-street parking area shall be landscaped in accordance with the Landscape Standards applicable to the "C" District.
- Bicycle racks shall be provided throughout the site.
- Any fence shall be in accordance with the existing standards applicable to the "C" District, as long as any chain-link fence shall be topped with a 10-foot high security fence with a maximum height of 4 feet.
- An average of one (1) street tree per 20 feet of street frontage shall be provided, exclusive of main circulation street. Actual plant spacing may vary.
- The proposed Southeast Parking Ramp shall have a design that is compatible with the proposed West Parking Ramp in the building structure of the City Planning Administrator.
- All new roof top mechanical equipment shall be screened by architecturally integrated screening elements. All new mechanical equipment, roofs, condensers, etc. shall be similar to the campus or appropriately screened so that it is not visible from any adjacent street. Any new transformers shall be located in the underground or within enclosed parking areas and screened from view of public streets to the satisfaction of the Planning Administrator.

Keyed Notes:

- Any outdoor refuse collection container enclosures will be constructed with 100% opaque steel panel. Any outdoor refuse collection enclosure shall include a 100-gallon collection enclosure and be subject to appropriate recycling container.
- The parking to the west of 6th Avenue shall remain. Pedestrian entrance/movements shall be necessary for existing 6th Avenue shall be designed in accordance with the 6th Avenue Corridor Streetscape design.
- The northeast corner of the site within the Community node, at the intersection of 6th Avenue and University Avenue, shall provide an enhanced entry feature to the utilization of the City Planning Administrator.

REQUIRED EVIDENCE WITH CONCEPTUAL PLAN AMENDMENT

- The following items address items 1-10 within Section 134-6.0:
- The proposed development is in harmony with the existing or anticipated uses in the neighborhood. The Mercy Medical Center campus (located at University Ave. 1-235) is bordered on three sides by non-residential properties. On the south side (the north) side of University Avenue, a residential area consisting of small single residential units, some existing Mercy facilities and parking. This PUD amendment will continue Mercy's current parking north of University within the building footprint of University. Thus, the amendment will lessen the impact of the hospital on the residential area to the north and limit of these parking lots parking for the residential area.
- All common ground within the PUD will be maintained by Mercy Medical Center in a consistent and high quality manner. Significant investment is proposed to develop and maintain these common areas as a reflection of the high quality nature of the development. The proposed improvements within the PUD are facilities within existing and proposed stormwater management systems, surface drainage, and water services. A comprehensive topographic and utility survey has recently been completed and is included with the plans. Proposed surface drainage and overall utility changes are shown within the plan.
- The proposed improvements within the PUD will change existing traffic patterns and adjacent street network dynamics. Included as an attachment to this narrative is a traffic report detailing existing traffic counts, forecasting City of St. Louis conditions, and discussing necessary improvements.
- Off-street parking and loading is changing and is shown within the plans. On-campus parking quantities will increase and become more vertically distributed. Additional off-street areas are proposed, providing improved vehicle movement and circulation.
- A market study was not required for this PUD amendment.
- Mercy Medical Center along with Catholic Health Initiatives will be handling the program and implementation.
- An environmental report was not required for this project.

CONTENTS OF THE CONCEPTUAL PLAN AMENDMENT

- The following items address items 1-11 within Section 134-6.0:
- The boundary of the proposed PUD along with the legal description is shown on the plans along with the existing zoning and lot lines.
- Existing and proposed topography is shown on the plans including proposed retaining walls.
- Proposed and existing building elevations include the parking lots, north of the site, outdoor pavilions and overall scale.
- Existing and proposed parking areas and access drives are shown on the plans. Proposed parking quantities exceed the maximum City requirements, and City all street parking standards are being proposed.
- All streets abutting the PUD are shown on the survey. Utility structures and adjustments to these streets are shown on the proposed plans. 5th Avenue within the PUD boundary is proposed to be longer continue from both to south. The proposed fire hydrant is located in the attached traffic report.
- The plans illustrate existing landscaping to remain along with proposed landscaping associated with the major improvement areas.
- The plans illustrate both ground and building mounted signage throughout the entire PUD area.
- Proposed setbacks are provided: A 20' building setback is along University Ave, 6th Ave, and 2nd Ave. A 10' building setback is along Laurel Street to accommodate existing buildings. A 10' setback from public streets is provided for all of street and above grade mechanical and utility equipment.
- No areas within the PUD are to be dedicated to a governmental entity.
- The PUD is subject to all existing utility easements.
- Development stages for this PUD are sequenced as follows:
 - Removal of the existing Mercy apartments.
 - Development of the new east parking ramp and surface parking.
 - Removal of the existing east tower and existing building changes to accommodate the proposed lower and expanded improvements.
 - Removal of the existing building south of Laurel between 5th and 6th and development of the campus gateway and parking. Parking may be surface abutted with an additional deck level turn.

TRAFFIC STUDY NARRATIVE

Traffic counts surrounding the Mercy Campus site showed approximately 20,000 vehicles trips per day, split approximately 50% between entering and exiting the campus. The existing campus has no existing access locations, and the three south and east access locations are proposed - at 6th Avenue approximately 500 feet of Laurel Street and at 2nd Avenue approximately 210 feet of Laurel Street. The Mercy Campus PUD will result in demolition of the apartment complex west of 2nd Avenue, the Southeast Parking Ramp, and expansion of the West Parking Ramp. These changes will result in a net increase of 107 parking spaces. The number of beds available at the hospital will decrease by 23 beds, from 524 beds to 541 beds. Staff increases are expected to be moderate, at a rate of 10-20 per year. Based on these job generation variables, a significant increase in total traffic is not anticipated at the site. An increase in traffic is anticipated at the west portion of the site. The east portion of the site will have an increase of approximately 600 parking spaces, and during peak hours is expected to have an increase of 200-250 vehicles entering (all peak hour) exiting (PUD peak hour) the west side access location on 2nd Avenue and University Avenue.

TRAFFIC NOTES

- NOTE: THE PLACEMENT AND/OR DESIGN OF ANY DRIVE APPROACH OR TURN LANE WITHIN 2ND AVENUE SHALL BE REVIEWED AND APPROVED BY THE CITY'S TRAFFIC ENGINEER WITH ANY FUTURE PUD DEVELOPMENT SUBMITTAL.
- PROPOSED NEW LEFT TURN LANE (NORTH-BOUND 2ND AVENUE)
 - PROPOSED EXTENSION OF CURB AND RETURN TO DEVELOP NEW RIGHT TURN LANE (SOUTH-BOUND 2ND AVENUE)
 - EXISTING PROPERTY BOUNDARY TO BE REALIGNED AS A PART OF THE FINAL DEVELOPMENT PLANS. THE CURRENT ALIGNMENT DOES NOT FOLLOW A STANDARD RIGHT-OF-WAY RELATIONSHIP WITH 2ND AVENUE.
 - PROPOSED NEW RIGHT TURN LANE (LAUREL STREET)

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN

RDG... PLANNING & DESIGN

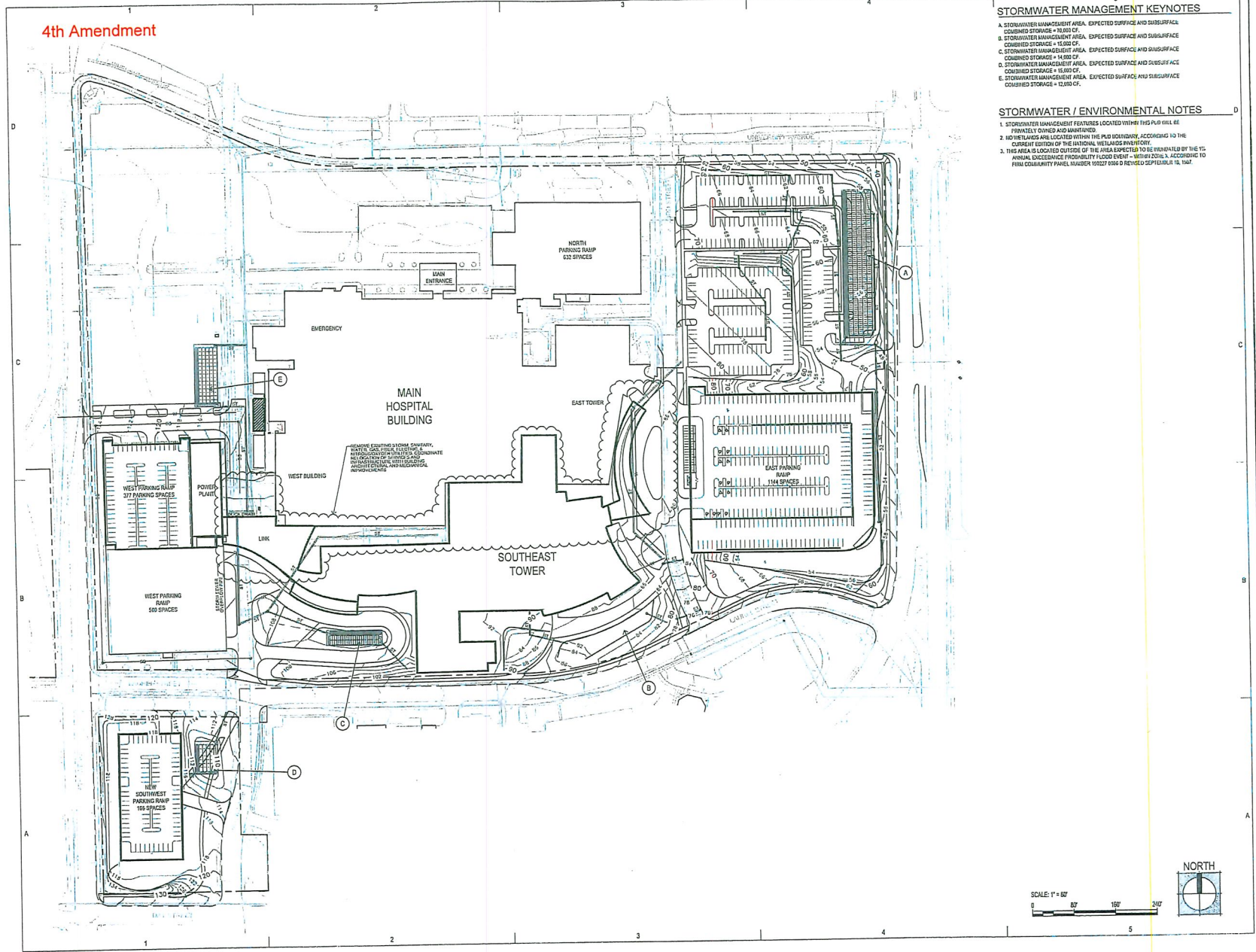
BWB | R

SHRYVER & ASSOCIATES ARCHITECTS



PUD SITE LAYOUT PLAN NOTES

4th Amendment



STORMWATER MANAGEMENT KEYNOTES

- A. STORMWATER MANAGEMENT AREA, EXPECTED SURFACE AND SUBSURFACE COMBINED STORAGE = 10,000 CF.
- B. STORMWATER MANAGEMENT AREA, EXPECTED SURFACE AND SUBSURFACE COMBINED STORAGE = 15,000 CF.
- C. STORMWATER MANAGEMENT AREA, EXPECTED SURFACE AND SUBSURFACE COMBINED STORAGE = 14,000 CF.
- D. STORMWATER MANAGEMENT AREA, EXPECTED SURFACE AND SUBSURFACE COMBINED STORAGE = 15,000 CF.
- E. STORMWATER MANAGEMENT AREA, EXPECTED SURFACE AND SUBSURFACE COMBINED STORAGE = 12,000 CF.

STORMWATER / ENVIRONMENTAL NOTES

1. STORMWATER MANAGEMENT FEATURES LOCATED WITHIN THIS PLAN WILL BE PRINTED / COLORED AND MARKED.
2. NO WETLANDS ARE LOCATED WITHIN THE PUD BOUNDARY, ACCORDING TO THE CURRENT EDITION OF THE NATIONAL WETLANDS PROVISIONS.
3. THIS AREA IS LOCATED OUTSIDE OF THE AREA EXPECTED TO BE IRRADIATED BY THE 1% ANNUAL EXCEEDANCE PROBABILITY FLOOD EVENT - WITHIN ZONE 3, ACCORDING TO FIRM COMMUNITY PANEL NUMBER 15027 000-D REVISED SEPTEMBER 15, 1997.

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN



NO.	DESCRIPTION
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SITE GRADING / UTILIT. PLAN

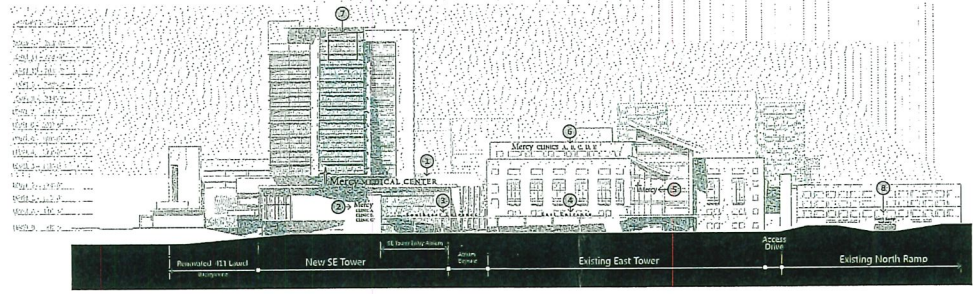
2.02



East Elevation Building Signage

Building Signage List

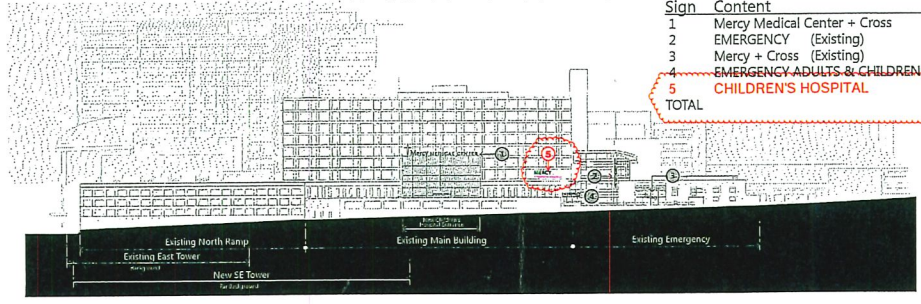
Sign	Content	Size SF
1	Mercy Medical Center + Cross	700
2	Mercy Clinics	300
3	Southeast Entrance	150
4	East Entrance	100
5	Mercy + Cross (Existing)	100
6	Mercy Clinics	400
7	Changeable Wall Graphic (within glass)	600
8	North Ramp - Staff Only	150
9	West Ramp - Patients & Visitors	150
10	Exit Only	50
TOTAL		2,700



East Elevation Building Signage

Building Signage List

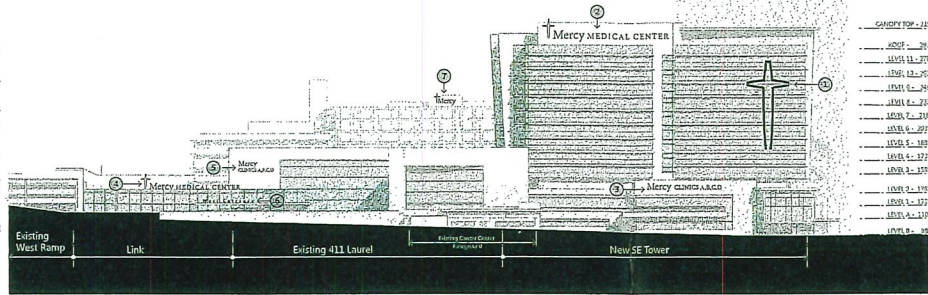
Sign	Content	Size SF
1	Mercy Medical Center + Cross	400
2	EMERGENCY (Existing)	100
3	Mercy + Cross (Existing)	100
4	EMERGENCY ADULTS & CHILDREN'S (Existing)	150
5	CHILDREN'S HOSPITAL	350
TOTAL		1,100



North Elevation Building Signage

REV	DATE	DESCRIPTION
1	06/14/2016	CONCEPT REVIEW

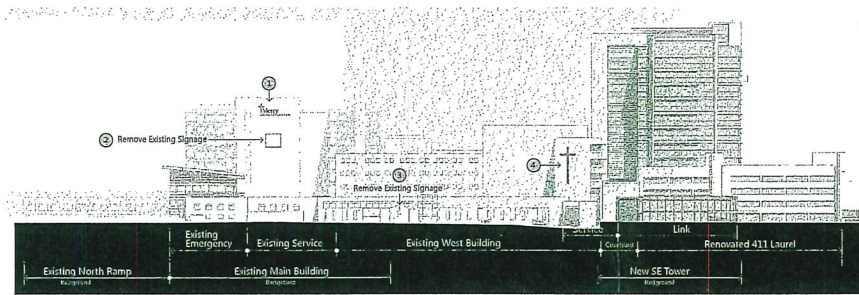
6th Amendment



Building Signage List

Sign	Content	Size SF
1	Mercy Cross	1,500
2	Mercy Medical Center + Cross	1,400
3	Mercy Clinics	700
4	Mercy Medical Center + Cross	450
5	Mercy Clinics	200
6	West Entrance	100
7	Mercy + Cross (Existing)	200
TOTAL		4,550

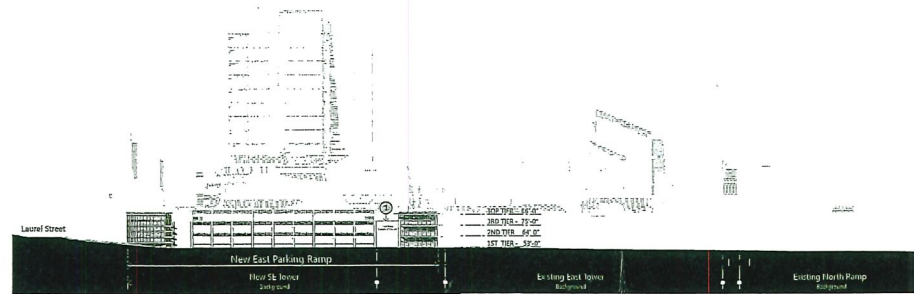
South Elevation Building Signage



Building Signage List

Sign	Content	Size SF
1	Mercy Medical Center + Cross	200
2	Mercy Medical Center + Cross (Remove)	-100
3	Mercy + Cross (Existing to be Removed)	-30
4	Cross (Existing)	70
TOTAL		140

West Elevation Building Signage
At 5th Avenue



Building Signage List

Sign	Content	Size SF
1	East Ramp - Patients & Visitors	150
TOTAL		150

East Elevation Building Signage

MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN



REV	DATE	DESCRIPTION

RDG Planning & Design
PROJECT NO. 2014-0001
BUILDING SIGNAGE SOUTH, WEST, EAST ELEVATIONS

6th Amendment



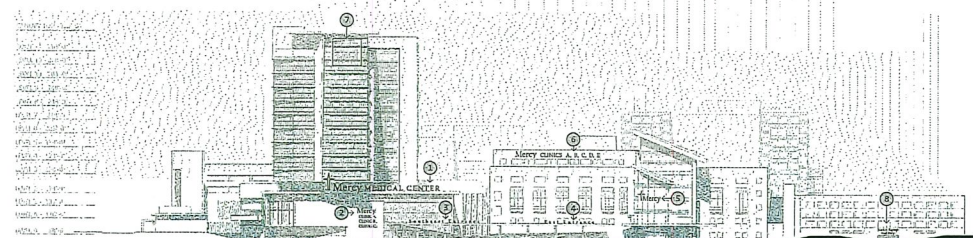
MERCY MEDICAL CENTER PUD CONCEPTUAL PLAN



East Elevation Building Signage
West Parking Ramp and Power Plant

Building Signage List

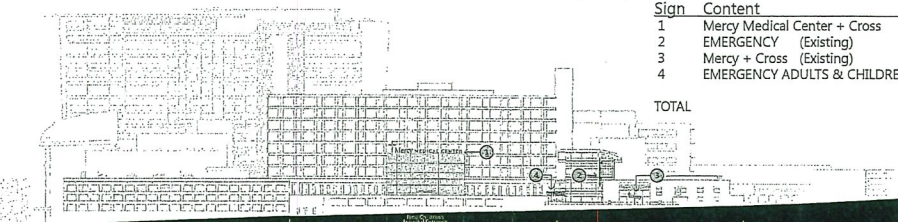
Sign	Content	Size SF
1	Mercy Medical Center + Cross	700
2	Mercy Clinics	300
3	Southeast Entrance	150
4	East Entrance	100
5	Mercy + Cross (Existing)	100
6	Mercy Clinics	400
7	Changeable Wall Graphic (within glass)	600
8	North Ramp - Staff Only	150
9	West Ramp - Patients & Visitors	150
10	Exit Only	50
TOTAL		2,700



East Elevation Building Signage

Building Signage List

Sign	Content	Size SF
1	Mercy Medical Center + Cross	400
2	EMERGENCY (Existing)	100
3	Mercy + Cross (Existing)	100
4	EMERGENCY ADULTS & CHILDREN'S (Existing)	150
TOTAL		750



North Elevation Building Signage
At University Avenue

NO.	DATE	DESCRIPTION

Title: _____
 Date: _____
 Project No: _____
 Scale: _____
 Drawn by: _____
 Checked by: _____
 RDG Planning & Design
 1000 Grand Avenue, Suite 1000
 Des Moines, IA 50319
 Phone: 515.281.1111
 Fax: 515.281.1112
 www.rdgplanning.com

BUILDING SIGNAGE NORTH & EAST ELEVATIONS