

ADC Plans Clinic Near St. David's

Project part of growing medical corridor

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Austin Diagnostic Clinic is preparing to build a 30,000-square-foot medical building adjacent to its main clinic at St. David's North Austin Medical Center.

The project, which is expected to cost \$4.5 million to build, is right in the middle of two other planned medical complex projects totaling more than 240,000 square feet near the hospital on North MoPac.

The Austin Planning and Zoning Commission recommended ADC's rezoning request for approval June 20 and ADC is expected to get final city council approval later this summer, says John Joseph, an attorney with Clark Thomas & Winters PC who represents ADC in the zoning action.

If all planned projects come to fruition they will bring more than 380,000 square feet of medical office space to the area around the North Austin Medical Center, which is near the intersection of MoPac Expressway and Parmer Lane.

Already there is HealthCare Facilities Development Corp.'s 110,000-square-foot Medical Oaks Pavilion, which houses St. David's North Austin Surgery Center and Renaissance Women's Group.

Next door, Austin-based HCFD is within 60 days of breaking ground on an identical \$18.5 million, 110,000-square-foot structure called Medical Oaks Pavilion II, says HCFD President Kent Ferguson. He expects to open its 70,000-square-foot first phase around September 2007.

Just up the street, owners of the Mopac Medical Professional Building are courting tenants for a proposed 132,000-square-foot building planned for completion later this year or in early 2007.

ADC's planned 30,000-square-foot building will alleviate some pressure on its main clinic inside North Austin Medical Center.

ADC plans to relocate some existing pediatric doctors' offices from North Austin Medical Center to the new building, President Bob Spurck says. "This will allow us to expand in specialties" at the main clinic, Spurck says, "18 months from now as the need arises."

In all, ADC expects to put about 25 to 30 doctors in the new building.

The building's first floor will house a convenient care clinic with open-access, same-day service and drop-in care, says Spurck. Its second floor will be reserved for pediatrics and the third floor will house family practitioners.

ADC plans to break ground for the structure in about five months and to move during January 2008, Spurck says. Although the building's budget numbers aren't final, Spurck says a "ballpark" figure is about \$4.5 million.

City planners first opposed ADC's rezoning request partly because the three-story building would closely border a North Austin neighborhood.

"It was just an issue of height," Joseph says. "We're going to work all that out with the council before they take action on it."

But neighborhood resident Raymond Yarbrough, who lives within close view of the proposed structure at 12301 Cedar Spur, says, "I welcome it because I think it's going to increase the value of the property here."

HCFD's Ferguson says his investment in the area around St. David's is simply a matter of economics.

"We're just responding to the demand for additional medical office space at the St. David's North Austin Medical Center campus."