



May 7, 2014

**City of Mesa
BIZ Overlay Rezoning Application**

**Project:
HACIENDA HEALTHCARE CHILDREN'S HOSPITAL
610 WEST JEROME AVENUE, MESA, ARIZONA
Zoning Case No: Z14-026
Pre-submittal Conference Date: N/A**

Project Description

The proposed 24 bed Hacienda Healthcare Children's Hospital (HHCH), will be a part of the Hacienda Healthcare system, and will be the premiere facility for chronically ill and medically fragile children in the East Valley specializing in acute and sub acute care for premature infants, multiple babies, children, and teens, HHCH will offer a lower cost alternative for inpatient medical care, rehabilitation, and respiratory equipment training and education of family members.

The attached submittal for Planning & Zoning and Design Review Board consideration includes a new one-story, approx. 20,900 SF building on a 1.78-acre site with associated site development including parking, landscaping, trash enclosures and emergency generator space. Due to the small site size, the majority of the rainwater retention will be underground per the preliminary Grading & Drainage Plan, with some small surface retention ponds scattered around the site.

This project will be located in the East Gate Business Park just north of Jerome Avenue. To the east is a city storm retention basin and park. To the north and west, are commercial buildings. South of Jerome Avenue and to the east is the rear delivery entrance to a grocery store. Directly south of the site is a Southwest Ambulance facility.

Two driveways off of Jerome Avenue (the east being the main entry) will serve all of the site's access as the site is bound on the east, north and west by adjacent properties. A one-way covered drop-off lane will serve the main entrance to the facility. All the public parking will be to the west of the building, and a loading zone/delivery area is located at the northwest corner of the building and is accessed off the main parking area.

The architecture of the building was developed to capture the playful essence of what a children's facility should be. The 'core' of the building, expressed by high, curved walls with varying height clerestory windows will terminate at the main entry with a large metal sculpture of a 'tree of life', welcoming patients and visitors inside. This core area will contain most of the common nursing and administrative functions of the building and the tall (approx. 31') walls will provide opportunities for high interior spaces in the lobby and main corridors as well as for exterior signage as vehicles approach the building from the east and west.



The 4 patient wings, conceived as 'houses' will contain 6 private rooms in each wing, and the forms are developed by undulating the parapets, placing curvilinear metal screens/shade structures on the walls and varying the heights of the exterior windows to include some down at the children's height. Additionally, the scale of the houses will be kept low by using low-slope roofs and not placing any large equipment on the roofs. Each house will have a dedicated outdoor garden/play area topped by a tensile fabric structure for shade. The plan is at this point is to use a white fabric for these shade structures and to uplight them at night with colors to continue to express the playfulness of the facility.

The third and final element of the building will be the service wing along the west side of the building which will house food service, laundry, housekeeping and other support services, and will be kept as low in height as possible and simple in detail so that attention will be focused on the 'core' and 'houses'.

Materials:

The goal in selecting materials will be to develop a materials palette that both reflects the playful intent of the building as well as provides durability and long life.

The east side of the building core will be expressed in concrete masonry, which will both facilitate the gently curved forms as well as present a strong, monolithic appearance. The west side core parapet height will be slightly lower and covered with a prefinished metal panel system. The panel system will wrap around and drop down to the ground level at the main entry to provide interest, color and texture at that important location.

The houses will also be of masonry, but instead of curving the walls we will undulate the parapet heights to create interest. These walls will use masonry in a little more playful manner, by using some color in a random pattern per the exterior elevations. Applied to the walls will be perforated metal panels sculpted per the elevations into curvilinear forms to continue the playfulness.

Sustainability:

Although Hacienda Healthcare is not moving forward with LEED certification for this new hospital, they have requested the design team provide sustainable architectural solutions as they pertain to solar heat gain, water conservation, and green alternatives to interior finishes.

Zoning Exceptions:

The following zoning exceptions/amendments to the Biz Overlay are being requested as a part of the rezoning effort:



1. Landscape Setback:
 - a. Reduce front landscape setback from the required 20' to 15'.
2. Parking lot landscape:
 - a. Request a variance on the requirement of having a landscape island for every 8 parking spaces -in order to maximize our parking lot we are showing a double row of 9 spaces on one side and 10 on the other with an island on each end.
3. Minimum Parking Spaces:
 - a. Request an exception to reduce minimum parking spaces from 52 (1 per 400 SF) to 51 spaces.



Citizen Participation Plan – Progress Report

Project: Hacienda Healthcare Children's Hospital
610 W. Jerome Ave, Mesa
Case No.: PLN-2014-00120

8 April 2014,

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and business in the vicinity of this application for the Hacienda Healthcare Children's Hospital. The site is located at 610 West Jerome Avenue. This is an application to modify the existing M-1 Biz Overlay of 1.78 acres to reduce landscape and building setbacks.

Contacts:

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Chuck Hill
201 W. Indian School
Phoenix, AZ 85013
602 943 8950
chill@devenneygroup.com

Pre-Submittal Meeting: Staff directed that residential and commercial neighbors within 500' and HOA organizations within 1000' are contacted regarding the proposal and public hearing.

Progress Report:

1. Neighbors were notified of the Design Review Board meeting. One commercial property neighbor attended and participated in the discussion regarding preliminary design. Their concern was the proximity of their designated smoking area to the outdoor areas of the hospital.
2. The attached contact lists have been identified
 - a. Residential and business neighbors within 500'
 - b. HOA's within 1000'
3. All contacts will receive a project narrative, site plan and elevations of the proposed project.
4. All contacts will be notified of the Planning and Zoning Public hearing.

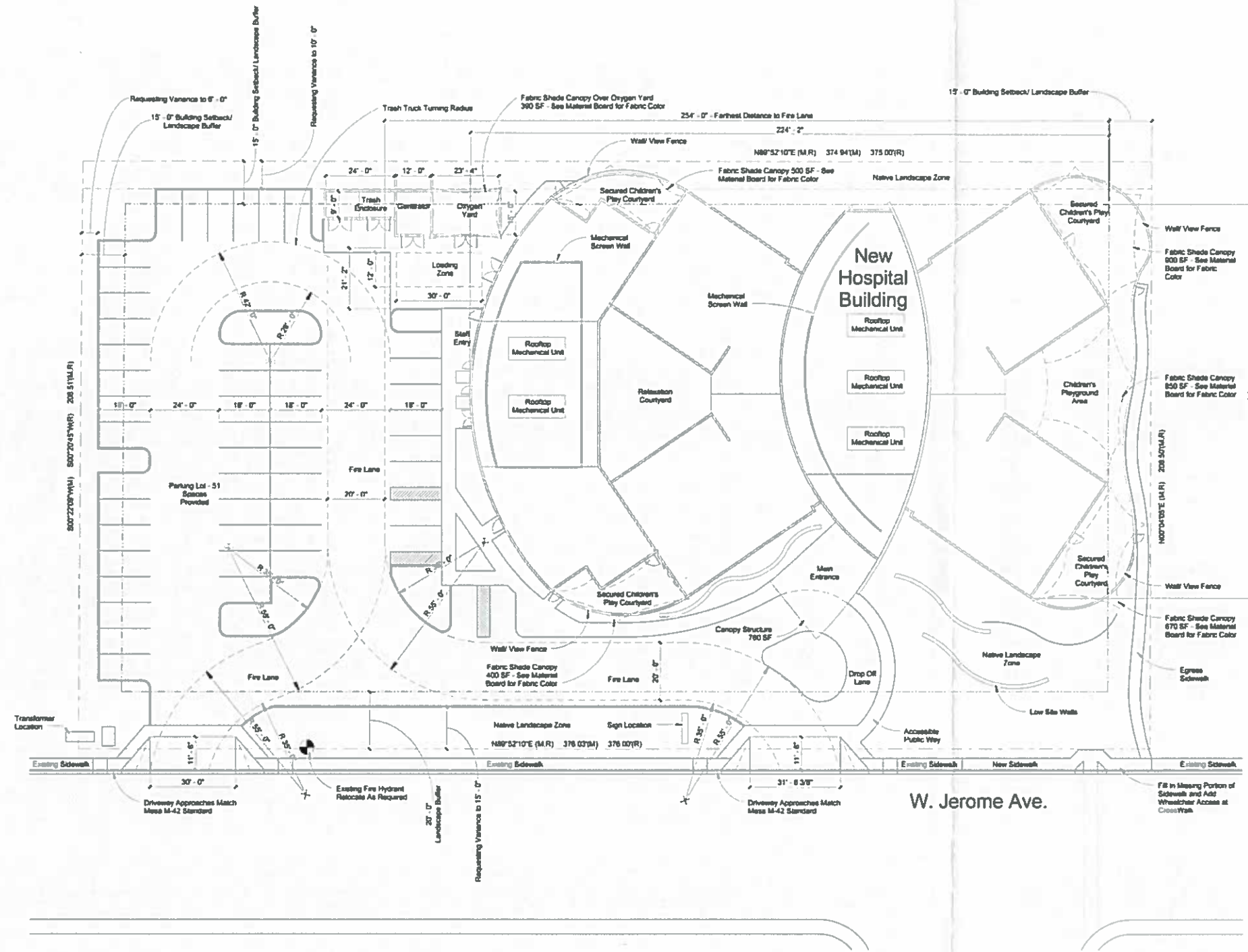
We have contacted the neighborhood outreach office through the online information request application to obtain the mailing list.

Schedule:

Application Submittal: March 4, 2014

Submittal of the Citizen Participation Report to the City- April 8, 2014

Planning and Zoning Board Hearing- May 21, 2014



1 SITE PLAN
1" = 20'-0"

Hacienda Children's Hospital PROJECT DATA

PROJECT TYPE:	SINGLE-STORY CHILDREN'S SPECIALTY HOSPITAL
PROJECT ADDRESS:	610 W. JEROME, MESA, AZ
SITE AREA:	1.78 ACRES
PARCEL NUMBER:	134-24-021
ZONING:	Existing: M-1 Proposed: BIZ OVERLAY
SETBACKS:	Required: Front: 20' - Sides & Rear: 15' Requested: Front: 15' - Sides: 15' 6", Rear: 10'
OCCUPANCY:	I-2
BUILDING USE:	HOSPITAL, NON-TERTIARY
TYPE OF CONSTRUCTION:	II-B
BUILDING AREA:	20,900SF
FAR:	20,900/77,538 = .269
BUILDING HEIGHT:	31' - 4"
LOT COVERAGE:	Allowed: 27% Provided: 27%
PARKING:	TOTAL REQUIRED: 20,700 SF/400 = 52.25 Accessible = 3 TOTAL PROVIDED: Standard Spaces: 47 Accessible Spaces: 51 Total: * One Accessible space to be Van Accessible

APPLICABLE CODES:

- 2006 IBC
- 2006 IFC
- 2006 IPC
- 2006 NEC
- 2006 IMC
- 2006 IFGC
- 2006 IEBC
- 2009 IECC



VICINITY MAP

Devenney
GROUP

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Consultant



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**HACIENDA MESA
CHILDREN'S
HOSPITAL**
HACIENDA HEALTHCARE
610 W. JEROME AVE
MESA, AZ 85210

AUTHORITY HAVING JURISDICTION:

AUTHORITY HAVING JURISDICTION'S PROJECT NO.:

FACILITY NUMBER:

AGENCY APPROVALS:

REVISIONS:

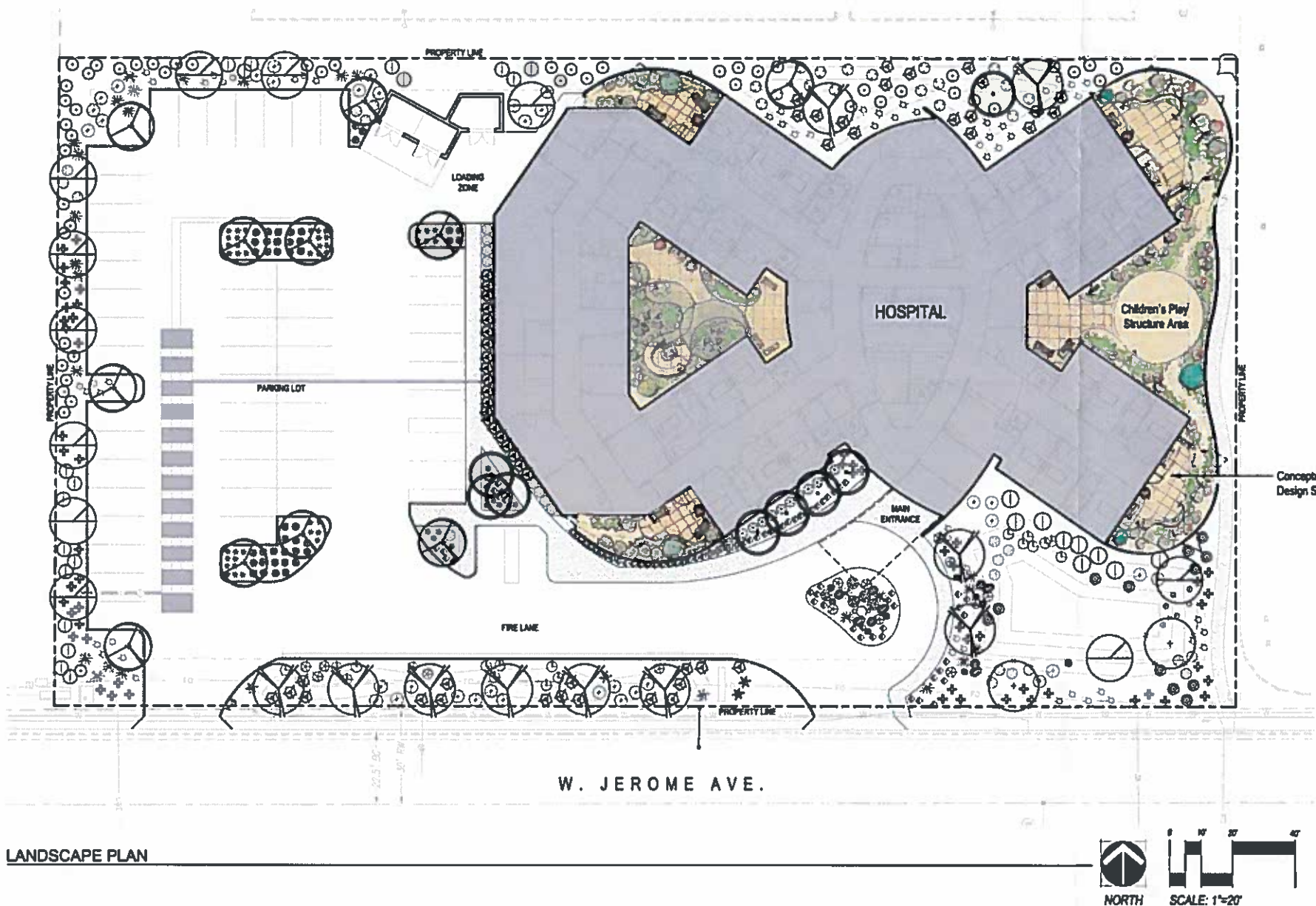
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SCALE:
DRAWN:
REVIEWED:
JOB NUMBER:

Issue Date:
1" = 20' - 0"
Author:
Checker:
78200

**ARCHITECTURAL
SITE PLAN**

AS101

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LANDSCAPE PLAN

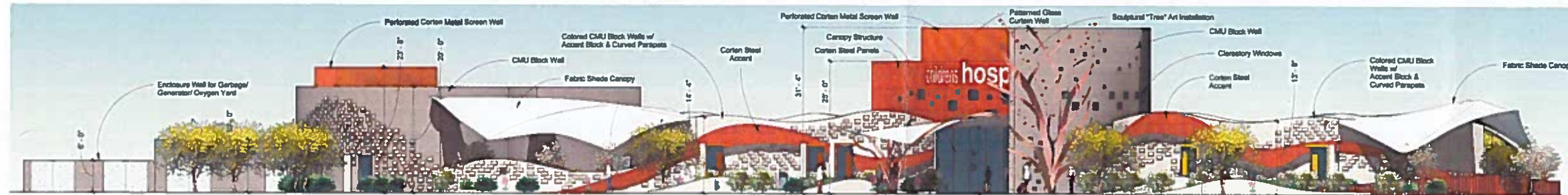
LANDSCAPE CALCULATIONS			
TOTAL SITE AREA	77,075 SF.		
TOTAL BUILDING AREA	21,547 SF.		
TOTAL PARKING / HARDSCAPE AREA	34,008 SF.		
TOTAL LANDSCAPE AREA	21,520 SF.		
TOTAL SITE TREES	48 QTY.		
TOTAL SITE SHRUBS	348 QTY.		
TOTAL LANDSCAPE COVERAGE	50% COVERAGE		
FOUNDATION BASE CALCULATIONS			
TREES	16	16	
SHRUBS	0	123	
PARKING AREA CALCULATIONS			
TREES	4	4	
SHRUBS	12	0	
STREET FRONTAGE CALCULATIONS			
TREES	12	9	
SHRUBS	60	78	
SITE PERIMETER CALCULATIONS			
TREES	21	17	
SHRUBS	150	147	
TOTAL			
TREES	53	48	
SHRUBS	222	348	
LANDSCAPE COVERAGE	50%	50%	

Conceptual Courtyard Landscape Design - Design Still in Progress

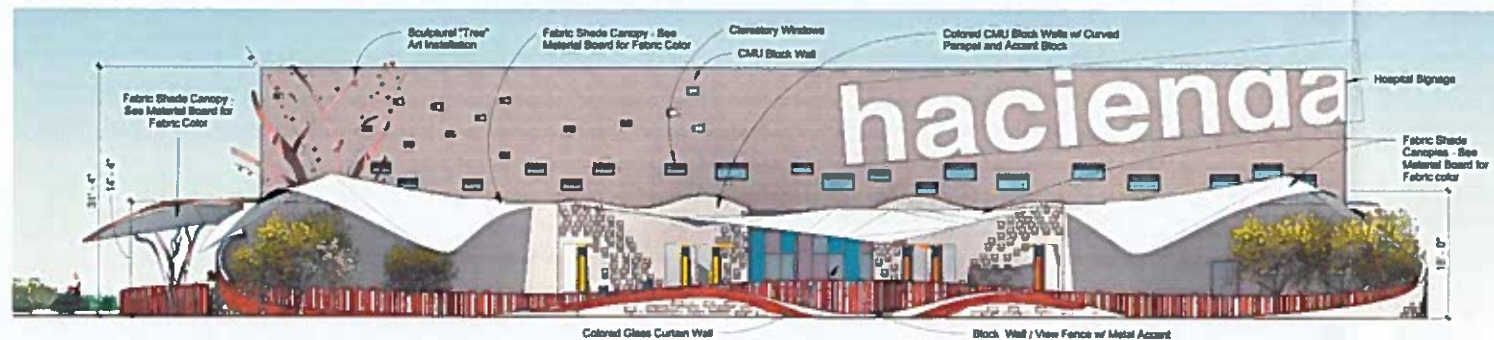
PLANT SCHEDULE			
SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY
	Acacia aneura Mudg	24" BOX	4
	Acacia villosa Palo Blanco	24" BOX	8
	Olneya tesota Ironwood	48" BOX	10
	Parkinsonia X. Desert Museum Desert Museum Palo Verde	24" BOX	12
	Prosopis X "Phoenix" Phoenix Mesquite	36" BOX	11
	Sophora secundiflora 'silver pear' Texas Mountain Laurel 'silver pear'	24" BOX	1
	Azadirachta indica Desert Willow	5 GAL	23
	Calliandra eriophylla Pink Fairy Duster	5 GAL	56
	Cordia alliodora Lilacleaf Cordia	5 GAL	53
	Encelia farinosa Brittle Bush	5 GAL	22
	Eremophila maculata 'valeriana' Valeriana Bush	5 GAL	26
	Eremophila x 'summerblue' Summerblue Bush	5 GAL	22
	Ericameria laevis Turquoise Bush	5 GAL	6
	Justicia californica Chaparral	5 GAL	36
	Justicia spicigera Mexican Honeysuckle	5 GAL	80
	Larrea tridentata Creosote Bush	5 GAL	33
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL	13
	Agave parryi v. huachucae Fort Huachuca Agave	5 GAL	28
	Agave parryi v. huachucae Fort Huachuca Agave	5 GAL	28
	Aloe striata Coral Aloe	5 GAL	18
	Dasylistron wheeleri Desert Spoon	5 GAL	29
	Euphorbia arborescens Candelabra	5 GAL	101
	Fouquieria splendens Ocotillo	24" BOX	2
	Hesperaloe parviflora Red Yucca 'Brakefinger'	5 GAL	57
	Pedilanthus macrocarpa Lady Slipper	5 GAL	5
	Carnegiea gigantea Saguaro	2 ARMS	2
	Lophocereus schottii 'Mormon' Tower Plant	15 GAL	2
	Pachycereus marginatus Fencepost Cactus	15 GAL	11
	Stenocereus thurberi Organ Pipe Cactus	15 GAL	2
	Muhlenbergia c. 'regal mist' Regal Mist	5 GAL	43
	Desert Pavers (30%) 2"-4" Minus. Color: Express Gold.	2" Depth Min.	
	Stabilized Decomposed Granite 1/4" Minus. Color: Express Gold.	2" Depth Min.	
	Decomposed Granite (70%) 3/4" Minus. Color: Express Gold.	2" Depth Min.	
	24" Boulder By Aztec Boulders. Phone: 623.581.8111		13
	36" Boulder		8
	44" Boulder		5

NOT FOR CONSTRUCTION

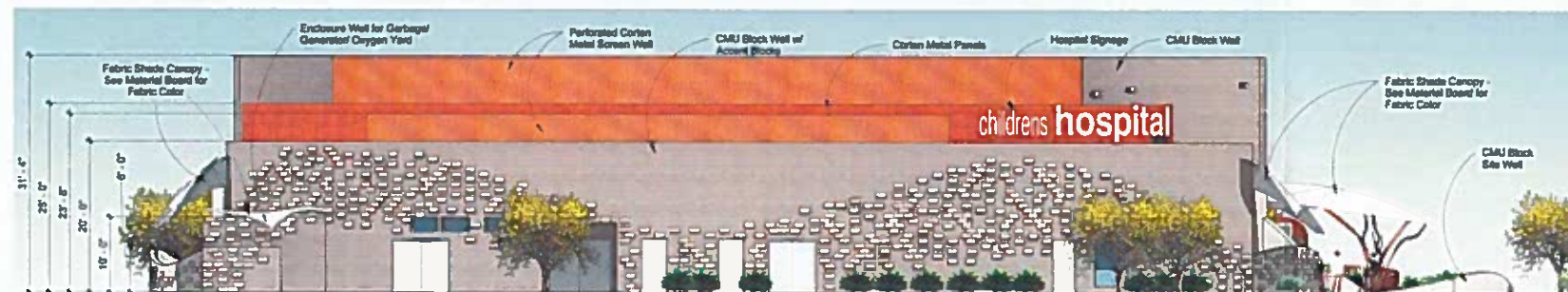




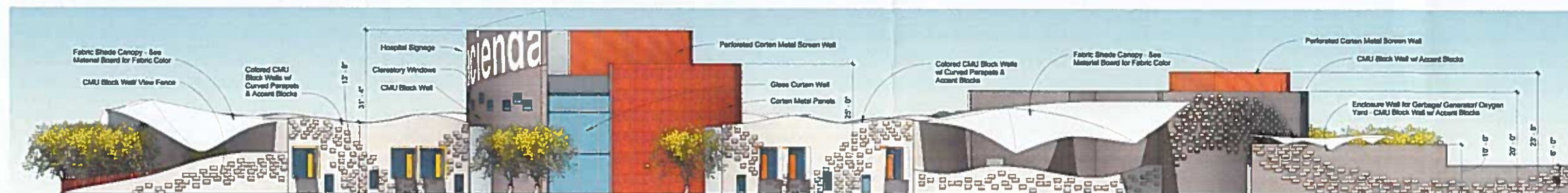
1 Elevation 1 - South
3/32" = 1'-0"



2 Elevation 2 - East
3/32" = 1'-0"



3 Elevation 3 - West
3/32" = 1'-0"



4 Elevation 4 - North
3/32" = 1'-0"



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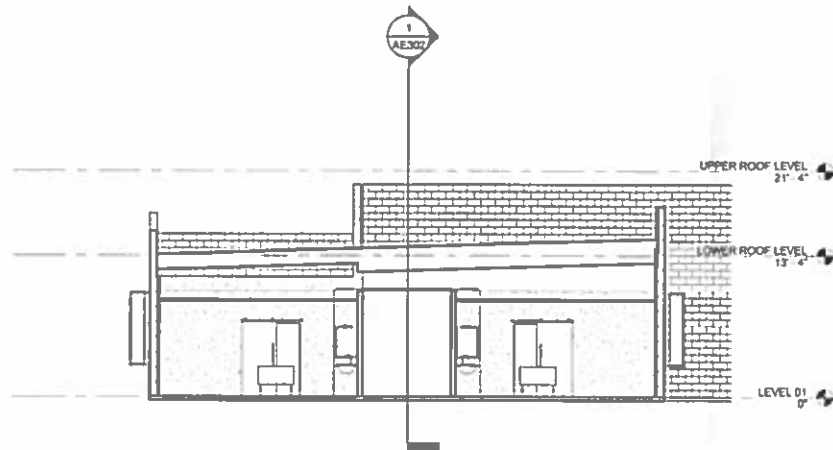
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REVIEWED: Chris Jar
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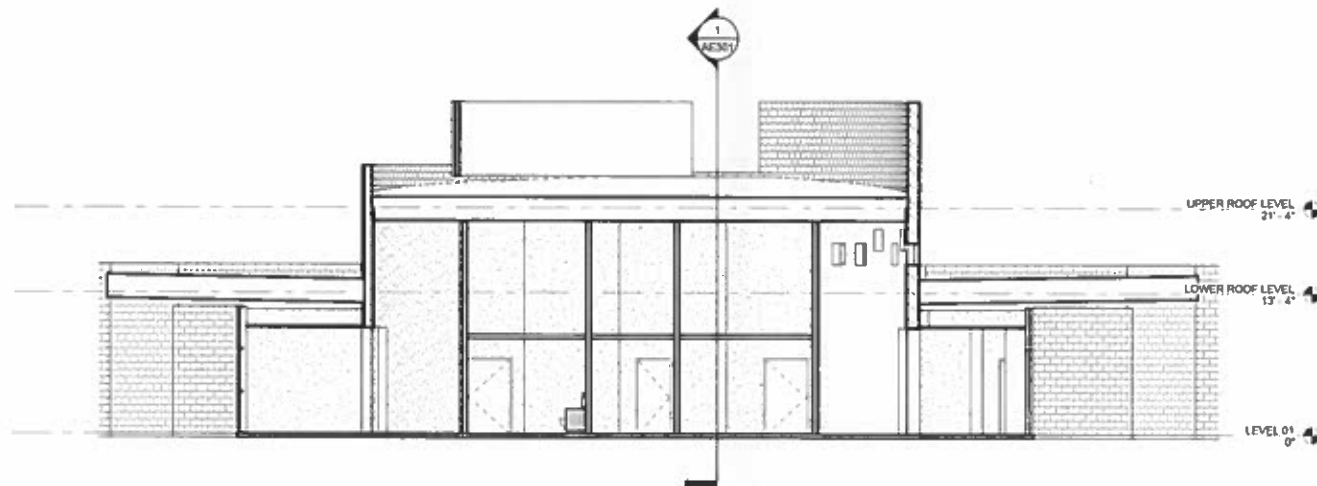
Exterior Elevations

AE201

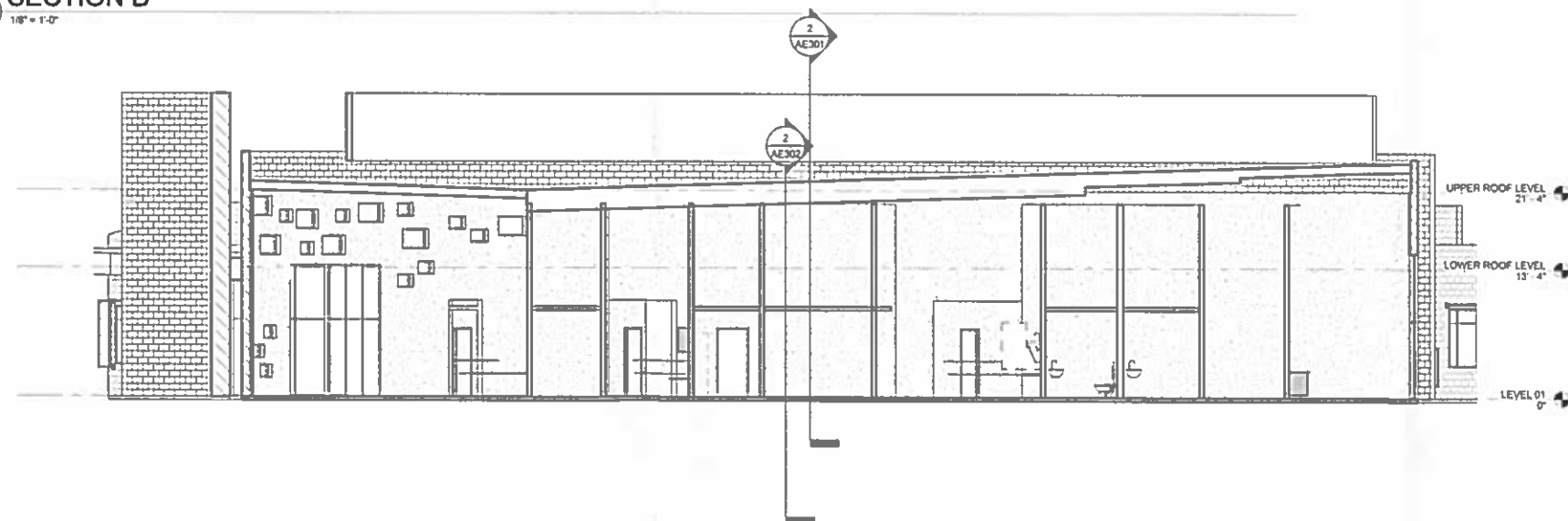
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3 SECTION C
1/8" = 1'-0"



2 SECTION B
1/8" = 1'-0"



1 SECTION A
1/8" = 1'-0"

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REVISIONS

DATE
SCALE
DRAWN
REVIEWED
JOB NUMBER

Issue Date
1/8" = 1'-0"
Author
Checker
78200

BUILDING SECTIONS

AE301

Noted of Alternate Bidding or Payment Cycle: The Owner may plan to make payments on an alternative schedule. A written description of such billing or payment cycle applicable to the Project is available from the Owner of the Owner's designated agent upon request.

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Colored window shade device



Cor-ten steel metal panel and accents
(or simulated cor-ten painted metal panel)



Colored masonry block - "Cocoa Brown"



Colored window shade device



Colored masonry block (field color) - "Bone"



Colored masonry block (accent color) - "Peach"



Neutral white fabric shade canopy



A PORTION OF THE SE QUARTER OF SECTION 33, TOWNSHIP 1 NORTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA

(D) $\frac{\text{WEST TO EAST}}{\text{N.T.S.}}$

1204.35

PROP. RETENTION
TOP 1209.0

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

WEST TO E

0125

CITY OF MESA
RETENTION BASIN

1204.21

APN
AREA

TOE=1204.5
TOE=1205.5
*FINIS
DEPE
FLOO

DRAIN FEMALE

VOLUME

PER
DRAIN
M/C

1209.31

125
TOTAL

Wp1208.79

29

(C) N.T.S.

40 S. Elmsley Dr.
Suite 137
Mesa, AZ 85204
Ph: 480.832.3313
g . c o m

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PRELIMINARY GRADING AND DRAINAGE PLAN
HACIENDA CHILDREN'S HOSPITAL
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33
TOWNSHIP 1 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
WATERSHEDS, MARICOPA COUNTY, ARIZONA

Date	1/09/14
Project Eng.	MSD

Project No.	ASD
14105	Project Mgr.



Call before you dig
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602.263.1108