



arc one associates, LLC
1427 N. 3rd Street, Suite 100
Phoenix, AZ 85004

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Assisted Living – Mesa

Narrative

This is an application to build a 39 unit assisted Living Facility in Mesa. This site is located at 160 N Power Road, at the northwest corner of Power Road and Albany Street with a northern border of Akron Street. This will be a new construction from the ground up and will meet all current codes and ordinances. It will have a 21,883 SF first floor with a small second floor of 1,756 SF for a total of 23,639 SF. The general plan lists the property as being in a neighborhood suburban and currently zoned as office commercial.

This facility will bring many benefits to the citizens in the general area. Our population is aging and there is a growing demand for modern housing that specializes in care for people with disabilities or for adults who cannot or choose not to live independently. The focus is on providing a group living environment that gives the clients a sense of community, safety and well-being. The staff provide supervision or assistance with daily living activities. The clients are people who do not require the medical attention of a nursing home but are not able or desire to live independently in a retirement home.

If you have any questions or concerns, please contact me at 602-241-7871.

Thank You,

Joshua Oehler
President



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September 26, 2018

City of Mesa Planning and development
20 E. Main Street, Suite 130
Mesa, Arizona 85201

Re: Parking Demand Report for:
Olivia's Care
160 N. Power Road
Mesa, Arizona 85205

The following report provides our request for a variance on the required number of parking spaces for a 39 unit assisted living facility. In addition, this study list four various assisted living facilities in the area, the types of clients they serve and some of the services they provide. Each one also clearly shows that they operate their facilities with a much lower physical number of parking spaces than the standard regulations require.

Sincerely,

Joshua Oehler
President

Olivia's Care

160 N. Power Road
Mesa, AZ 85205
License is pending

Capacity 39 units
22,831 Square Feet
Parking Spaces 19 – 49%

This facility will consist of 39 units for assisted living. This site is located at 160 N Power Road, at the northwest corner of Power Road and Albany Street with a northern border of Akron Street. It will have a 21,075 SF first floor with a small second floor of 1,756 SF for a total of 22,831 SF.

This facility will bring many benefits to the citizens in the general area. Our population is aging and there is a growing demand for modern housing that specializes in care for adults who cannot or choose not to live independently. The focus is on providing a group living environment that gives the clients a sense of community, safety and well-being. The staff provide supervision or assistance with daily living activities. The clients are people who do not require the medical attention of a nursing home but are not able or desire to live independently in a retirement home. These clients will not have a personal vehicle at the site while being served as a client. The parking is for staff of and visitors. Experience shows that visitors stays are of relatively short durations and the number of guests is seldom substantial at any one time.

This Facility will provide resident shuttle transportation, 24-hour security system, medication management, and coordination with outside healthcare providers.

We are requesting that the standard number of 41 parking spaces be reduced to a total of 19. We will be providing 15 standard parking spaces, 3 compact parking spaces, and 1 ADA parking space. It is important to understand that the clients that we will serve do not drive. There will be no overnight guests allowed. Therefore the 19 spaces will be ample to accommodate our daily usage. There are several examples of care facilities that have been issued occupancy permits in Mesa that did not meet the standard parking requirements.

The following is an overview of our anticipated operating program:

Our normal shifts at Olivia's Care will be:

6:30 am to 3:00 pm
2:30 pm to 11:00 pm
10:30 pm to 6:00 am

There will be a 45-minute window for shift changes at 6:30am – 2:30 pm and 10:30 pm. Visiting hours will be from 8 am to 8 pm daily.

Normal staffing will be 5 staff and one manager for the morning and afternoon shift. There will be one shuttle driver from 9:00 to 5:30 pm. The overnight shift will be no more than 3 staff.

There could be a maximum of employees parking their car for a period of less than one hour at 2:30 in the afternoon. That could have an impact on parking. The shift changes at 6:30 in the morning and 10:30 at night will not have any impact as they are not during visitor hours. There is also a real possibility that one or more staff employees may be driven to work and not require a parking space.

The number of visitors, length of stay will vary. We would expect to have up to 8 vehicles between 8 am and 4 pm. Then there may be up to 12 (50% more) for the evening peak hours.

Weekends often will be the same as evening peak hours through out the day as well. (Up to 12 vehicles)

Major holidays could see an increase of up to 15 vehicles at one time usually for short durations as the flow of visitors change during the day. Most visits do not last longer than one to two hours.

We wish to maintain a good relationship with the office building owner and our residential neighbors. There will be a construction supervisor on site during construction, who will ensure that the office building access is not impeded or used for parking by workers.

There may be times periodically when we would require additional parking for special events held on major holidays or weekends.

We are prepared to negotiate an agreement for up to 22 additional parking spaces with the Sun Valley Square Shopping Center located one block north of Akron and Powers on the same side of the street. These would be limited to our visiting hours for overflow parking on certain weekends, holidays, or for a special event. We would have all staff park off site and any additional visitors above 19 would be directed to the shopping center and shuttled back and forth.

Silver Creek Inn Memory Care Community

6345 E. Baseline Road
Gilbert, Arizona 85206
License # AL8814C

Capacity 67 units
32,706 Square Feet
34 parking spaces – 51%

This is a Koelsch Senior Communities Assisted Living Home located in a neighborhood on the border of Mesa close to medical facilities. It is well equipped to serve the specific needs of those patients experiencing Alzheimer's, dementia and other forms of memory loss. They specialize in creating a warm environment that allows each individual to express themselves in an open more fulfilling way. The staff is trained in how to pace proper care and communication at a level designed to maximize the patient's engagement. They strive to meet both their emotional and physical requirements.

The Services offered include:

Companion Suites
Overnight Guests
Guest Parking
Medication Management
Health Care Assistance
Memory Training and Care
Staff Nurse

Parking Total: 34
21 Standard Spaces
05 Compact spaces
06 Guest Spaces
02 ADA Compliant Spaces

Brookdale North Mesa

2122 East Brown Road
Mesa, Arizona 85213
License #AL 3333C

Capacity 103 people
41,380 Square Feet
48 parking spaces – 47%

At Brookdale, we believe in delivering senior care that's tailored to you and your loved one based on those unique needs and desires. That's why we provide a variety of options. We offer assisted living, independent living, memory care, skilled nursing care and other health care services.

Independent Care – One doesn't need much daily assistance, and they can move safely around the house without help. But you'd feel more comfortable if there was staff around to assist in an emergency.

Assisted Living – Provides medication assistance and activity monitoring for those who are still independent but require assistance periodically for peace of mind.

Skilled Nursing - Alzheimer's and dementia patients may need an environment that is specifically designed for seniors with memory loss that are monitored 24 hours a day, 7 days a week to make sure they're always safe and sound, and exactly where they're supposed to be.

We provide:

Trained Dementia and Alzheimer's care givers
Memory Care
Skilled Nurse
Sense of Community
Extended Stay for Guests

Parking Total: 48
42 Standard Spaces
02 Compact Spaces
04 ADA Compliant Spaces

Courtyard Towers

22 N Robson
Mesa, Arizona 85201

License # AL 9746C
Capacity 175 people
132,362 Square Feet
77 parking spaces – 44%

Courtyard Towers includes a specially designed neighborhood to serve the special needs of individuals living with Alzheimer's disease, dementia and other forms of memory loss. With our Life Enrichment program, a Montessori-inspired philosophy for care, we create a specialized, life-enriching environment that affords each individual maximum self-expression. The staff is committed to delivering a quality of care that meets the resident's physical, social, spiritual and emotional needs.

Our services are created to meet your needs:

Independent Retirement living

Assisted Living

Care coordination and health management assistance

Medication assistance

Memory Enrichment Care

Flexible guests stays

Parking total: 77 Spaces

69 Standard Spaces

04 Compact Spaces

04 ADA Compliant Spaces

Brookdale East Mesa

6145 East Arbor Ave
Mesa, Arizona 85206
License # AL 6354C

Capacity 56 people
25,050 Square Feet
30 parking spaces – 54%

At Brookdale, we believe in delivering senior care that's tailored to you and your loved one based on those unique needs and desires. That's why we provide a variety of options. We offer assisted living, independent living, memory care, skilled nursing care and other health care services.

Independent Care – One doesn't need much daily assistance, and they can move safely around the house without help. But you'd feel more comfortable if there was staff around to assist in an emergency.

Assisted Living – Provides medication assistance and activity monitoring for those who are still independent but require assistance periodically for peace of mind.

Skilled Nursing - Alzheimer's and dementia patients may need an environment that is specifically designed for seniors with memory loss that are monitored 24 hours a day, 7 days a week to make sure they're always safe and sound, and exactly where they're supposed to be.

We provide:

Trained Dementia and Alzheimer's care givers
Memory Care
Skilled Nurse
Sense of Community

Parking Total: 30
21 Standard Spaces
06 Compact Spaces
03 ADA Compliant Spaces

Conclusion

We have made a review of four assisted living care facilities in the Mesa area. They have shown that the parking reductions approved for their facilities range from 44% to 54% provided spaces of the required parking. Our request for a reduction in parking spaces would be mid-range at 49% provided spaces.

Therefore, we conclude that the parking we are requesting meets the standards of development within the area of Olivia's Care facility.

SPECIAL NOTES:
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS OF PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.

2. CONTRACTOR SHALL PROVIDE ONE BUBBLER AT THE BASE OF EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.

EMITTER SCHEDULE:
AT SHRUBS AND GROUND COVER --- ONE (1) 1 GPH EMITTER
AT TREES --- THREE (3) 1 GPH EMITTER
AT CACTI --- ONE (1) 1 GPH EMITTER

20 GENERAL SPRINKLER NOTES

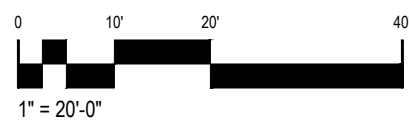
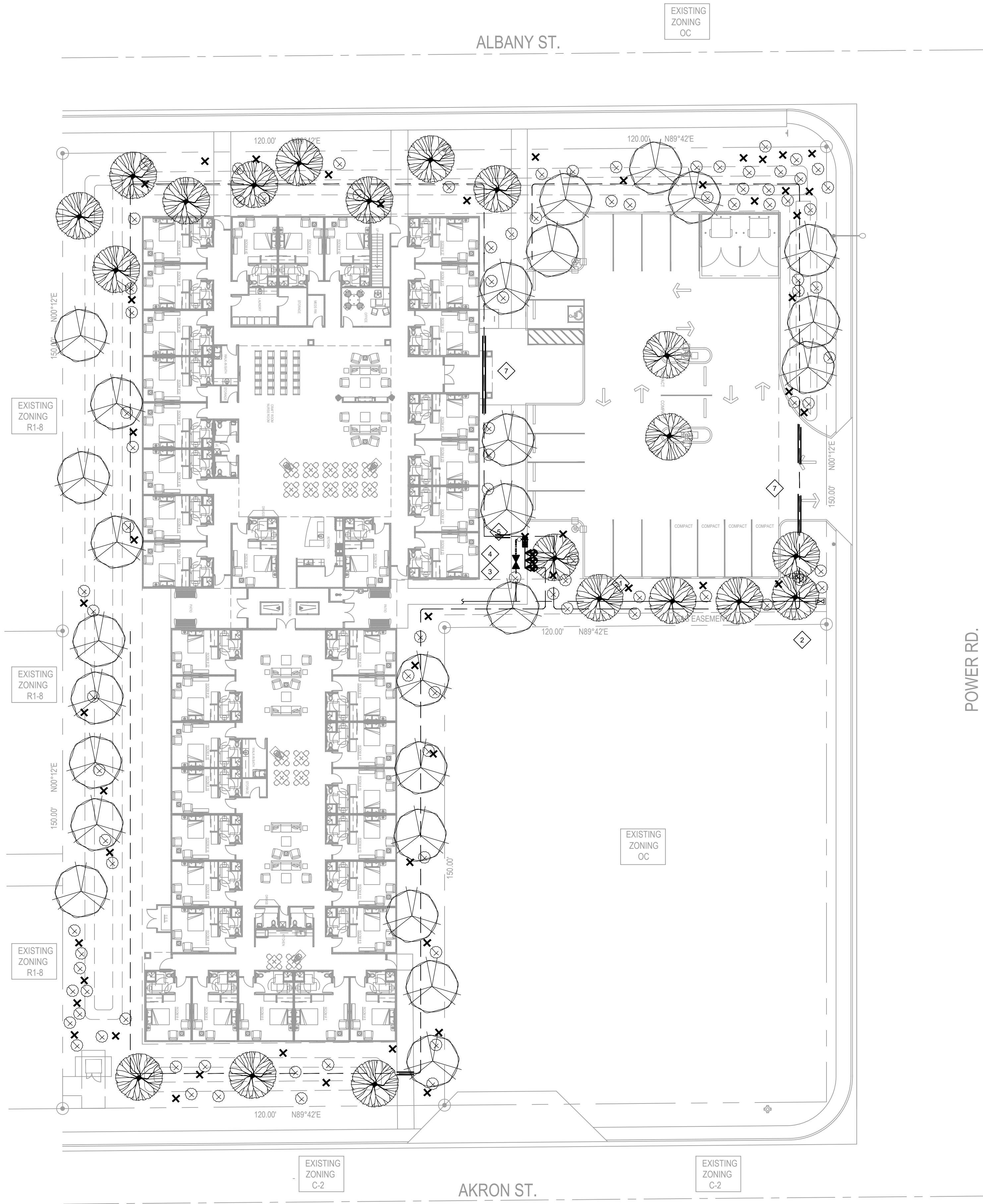
- 1 NEW WATER SERVICE
- 2 NEW WATER METER
- 3 NEW IRRIGATION SHUT OFF VALVE
- 4 NEW BACK-FLOW PREVENTER
- 5 SCHEDULE 40-1" MAINLINE
- 6 CLASS 200-3/4" LATERAL LINE
- 7 SCH 40 PVC SLEEVE, 4" AT MAINLINE, 2" AT LATERAL LINE

19 LANDSCAPE SPRINKLER PLAN KEYNOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED AT SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWINGS SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
- BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER AWG # 14, TYPE UF, DIRECT BURIAL WIRE. USING SNAPTITE OR SCOTCH-LOCK WIRE CONNECTORS.
- TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
- CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE BACK 4 TO 6 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDSCAPE.
- 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- ARC ONE ASSOCIATES LLC, SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
- ARC ONE ASSOCIATE LLC IS NOT RESPONSIBLE FOR ERROR IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
- LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIAL SAND WORKMANSHIP.

17 LANDSCAPE SPRINKLER PLAN NOTES

ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY OWNER/OR LESSEE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. ALL TREES AND SHRUBS LOCATED IN THE SIGHT TRIANGLES WILL BE MAINTAINED FOR A CLEAR AREA BETWEEN 2' TO 8'. TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION" SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.


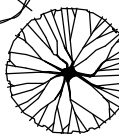











5 PROPOSED LANDSCAPE PLAN



- SYMBOL
- WATER METER. SEE PLUMBING PLAN FOR P.O.C.
 - FEBCO 825-YA-1" R.P. ASSEMBLY
 - HARDIE 700-1" CONTROL VALVE
 - SENNINGER PMR-MF PRESSURE REGULATOR W/ AG. PRODUCTS 1"Y STRAINER GATE VALVE
 - IRRITROL MC STATION CONTROLLER
 - SCHEDULE 40-1" MAINLINE
 - CLASS 200-3/4" LATERAL LINE
 - SCH 40 PVC SLEEVE 4" AT MAINLINE 2" AT LATERAL LINE

3 SPRINKLER LEGEND

BOTANICAL NAMES		COMMON NAMES	
SIZES			
TREES:			
	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	2" CALIPER
	PROSOPSIS CHILENSIS	CHILEAN MESQUITE	2" CALIPER
SHRUBS:			
	BOUGAINVILLEA 'TEMPLE FIRE'	BUSH BOUGAINVILLEA	5 GAL
	CAESALPINIA PULCHERRIMA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL
	CONVOLVULUS CNEORUM	MORNING GLORY BUSH	5 GAL
	DODONEA VISCOSA	GREEN HOPSEED	5 GAL
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA	5 GAL
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL
CACTI:			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL

GROUND COVER:
1/2" MINUS MADISON GOLD DECOMPOSED GRANITE - 2" THICK LAYER ON ALL LANDSCAPE AREAS

Arc
ONE
ASSOCIATES

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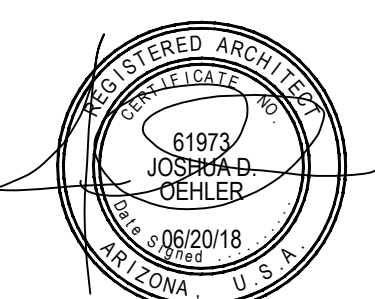
NEW
ASSISTED LIVING FACILITY
160 N. POWER RD.
MESA, ARIZONA
Parcel # 141-58-189A

design: RDO
drawn: JO
check: JDO

revisions:

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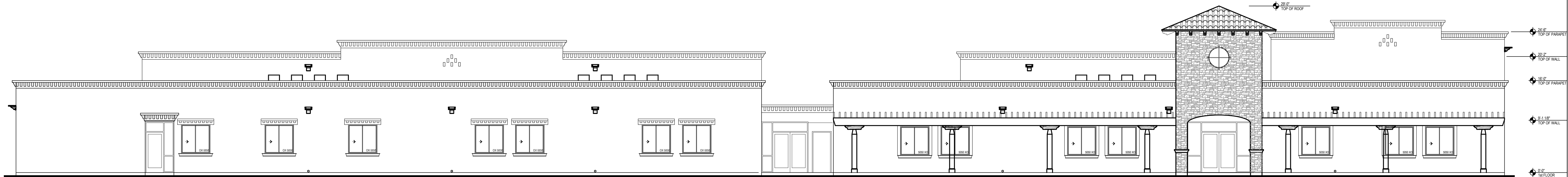


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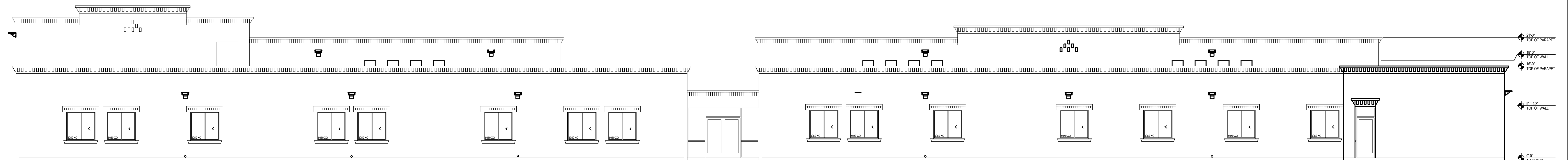
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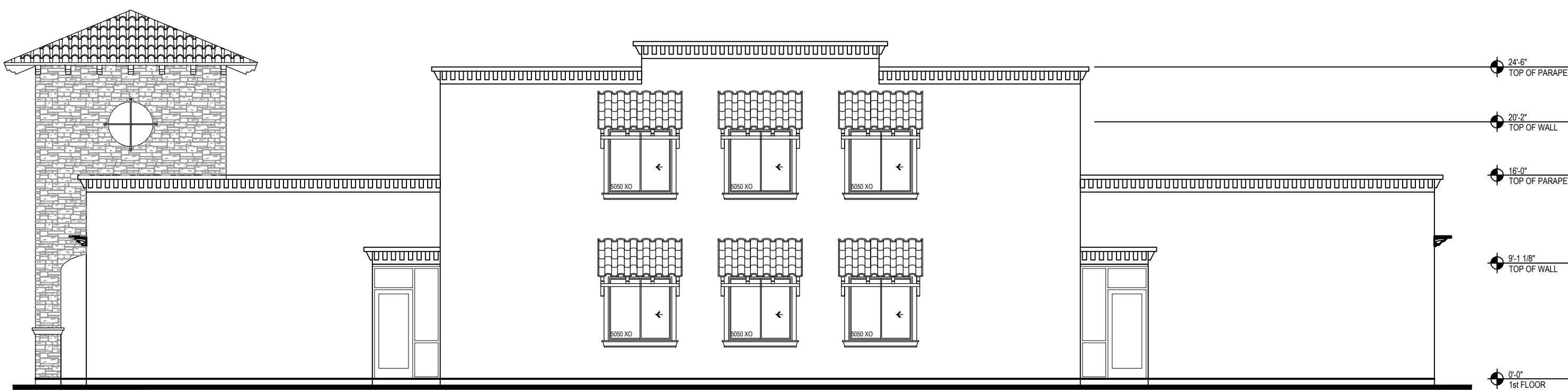
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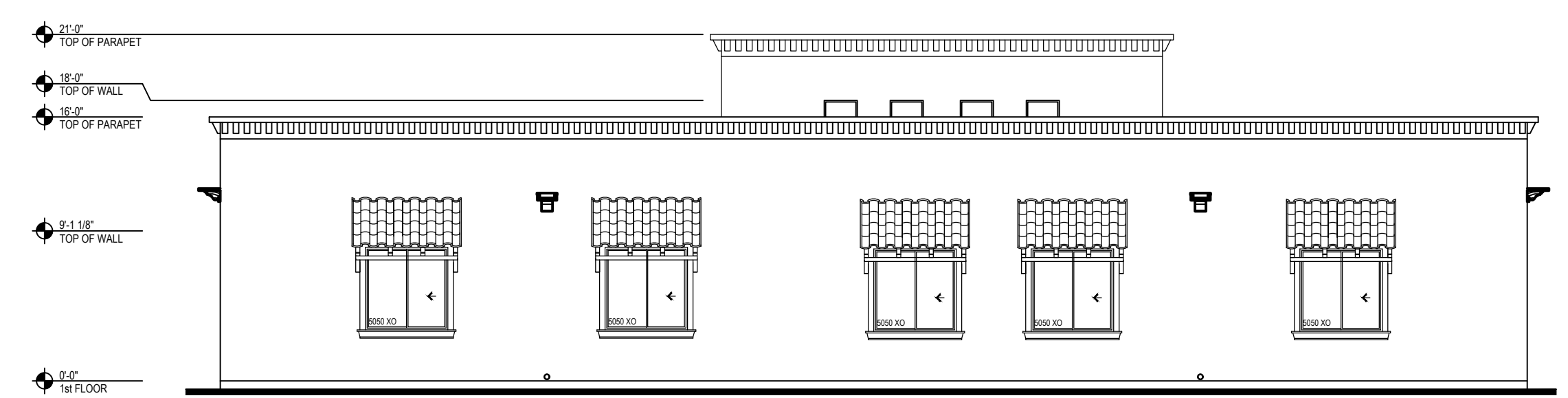
D EAST ELEVATION
1/8"=1'-0"



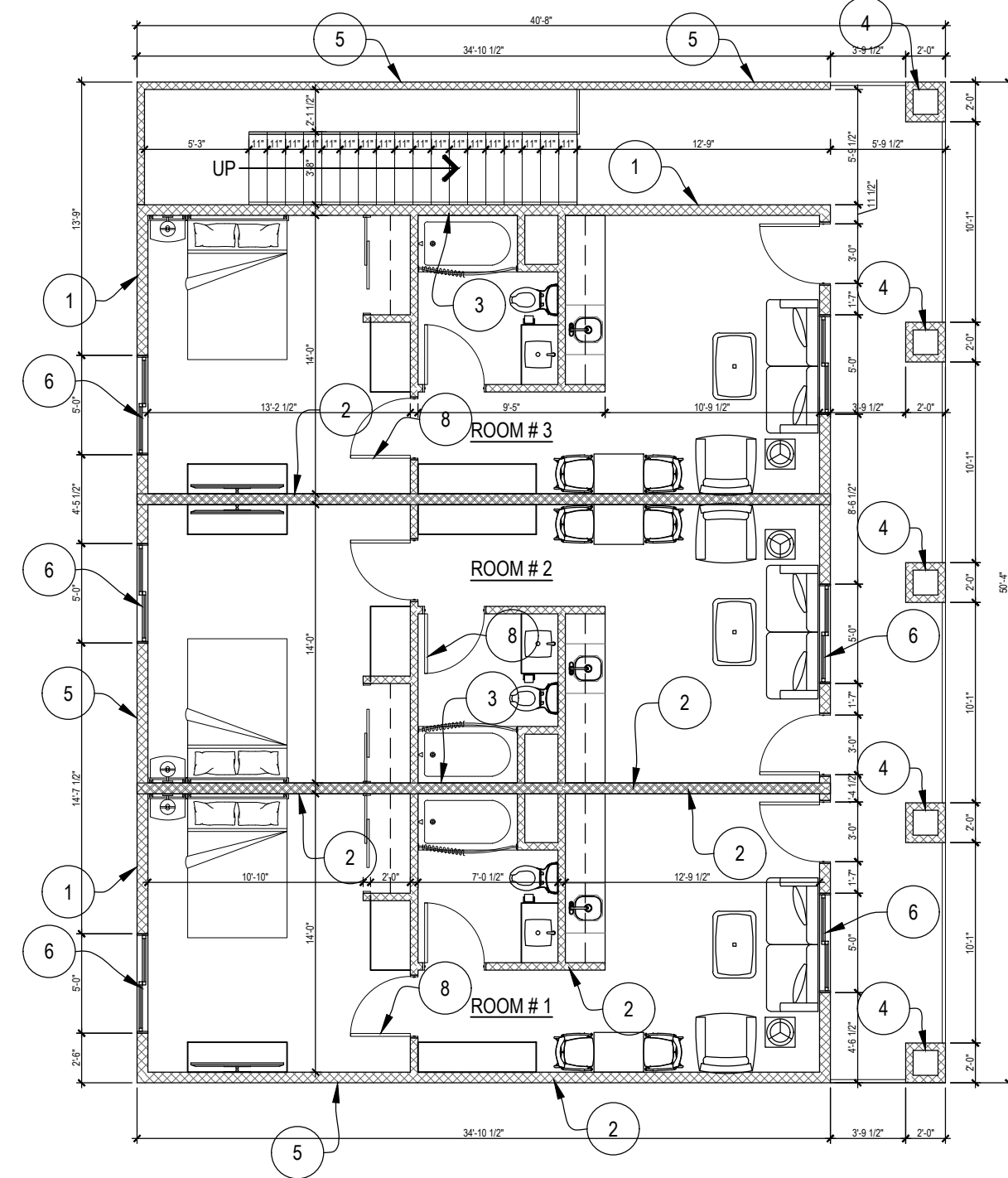
B WEST ELEVATION
1/8"=1'-0"



C NORTH ELEVATION
1/8"=1'-0"



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



14 2nd FLOOR PLAN "AA"
1/8" = 1'-0"

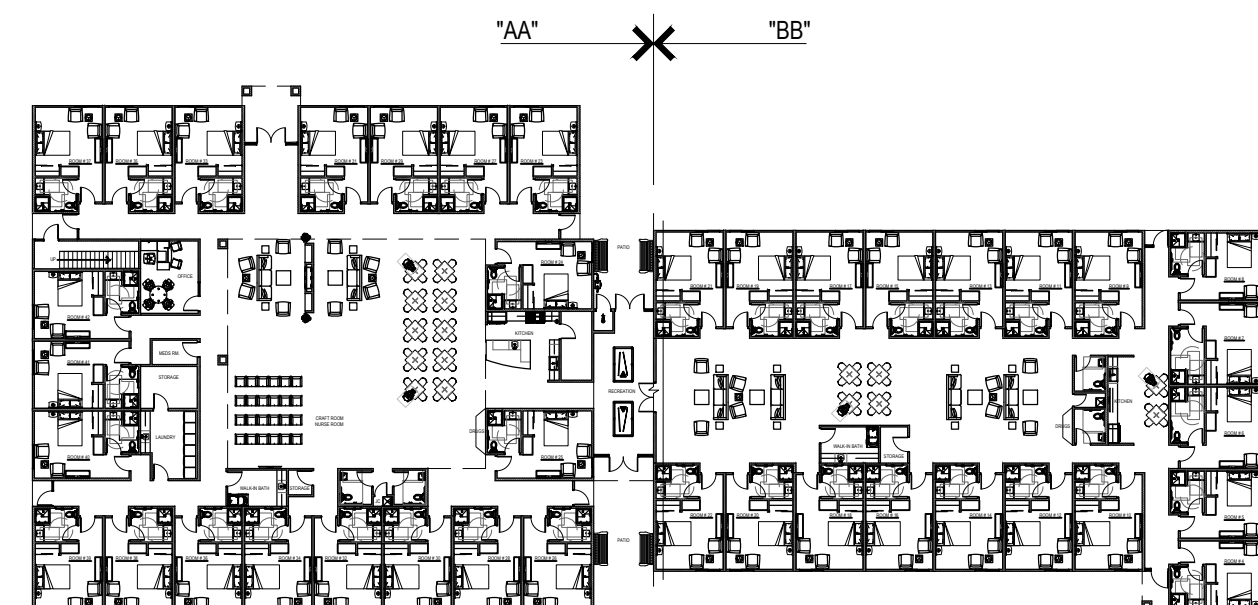


2 1st FLOOR PLAN "AA"
1/8" = 1'-0"



- 1 2"x6" WOOD STUD WALLS @24" O.C. W/ 6" INSULATION W/ 3/8" CXD PLYWOOD EXTERIOR SHEATHING W/ STUCCO OVER TYVEK BUILDING RAP - 5/8" GYP BD. TEXTURED AND PAINTED INTERIOR
- 2 2"x4" WOOD STUDS @ 24" O.C. WITH 5/8" GYPSUM BD. SHEATHING BOTH SIDES (INTERIOR WALLS)
- 3 2"x4" WOOD STUDS @ 24" O.C. WITH USG FIBERROCK AQUA TOUGH WATER RESISTANT GYPSUM BD. BEHIND ALL TILE AND IN ALL OTHER WET LOCATIONS
- 4 2'-0" SQ. WOOD FARMED COLUMN
- 5 STUCCO ON METAL LATH OVER BUILDING PAPER - PROVIDE WEEP AND SCREED AT BOTTOM OF STUCCO MIN. 2" ABOVE GRADE - PROVIDE WEEP SCREED AT BOTTOM OF STUCCO
- 6 ALUMINUM WINDOW WITH 1" INSULATED GLASS
- 7 4" CONC. FLOOR SLAB ON 4" ABC W/ PROPEX 650 FIBERMESH (3# PER CU. YARD OF CONCRETE) - SEALED STEEL TROWLED FINISH - SEE STRUCTURAL
- 8 INTERIOR 3'-0" x 7'-0" WOOD DOOR & WOOD FRAME
- 9 4" CONCRETE PATIO OR SIDEWALK - SLOPE TO DRAIN AWAY FROM BUILDING
- 10 EXTERIOR WALL LIGHT FIXTURES - MUST MEET DARK-SKY ORDINANCE - SEE A300
- 11 ALUMINUM STOREFRONT SYSTEM & DOORS & WINDOWS - 1" INSULATED GLASS

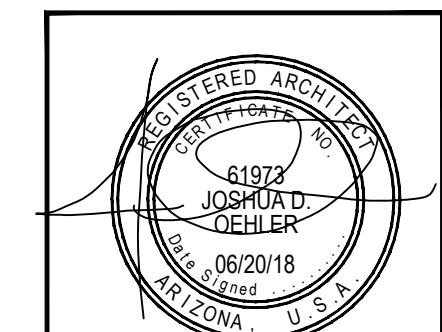
9 FLOOR PLAN KEYNOTES
N.T.S.



1 KEYPLAN
N.T.S.



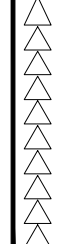
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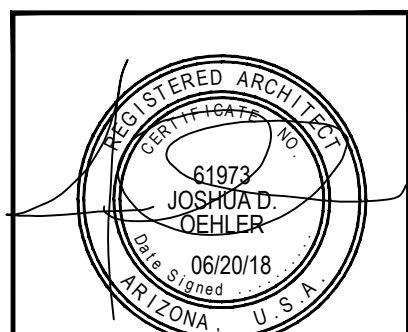
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160 N. POWER RD.
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revisions:



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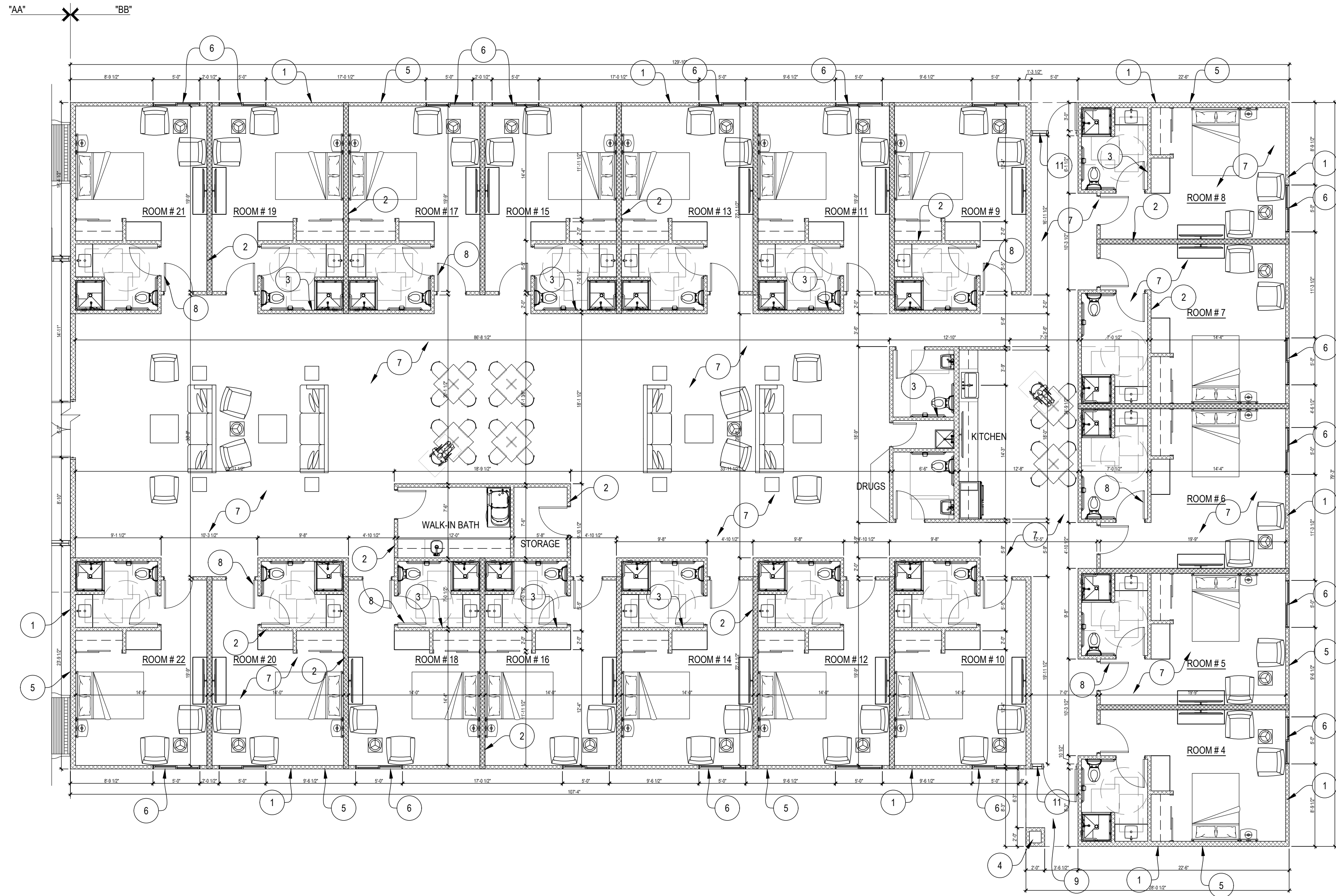


EXPIRES 12/31/19
date: 07/17/17

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of
PROJECT: A0350617

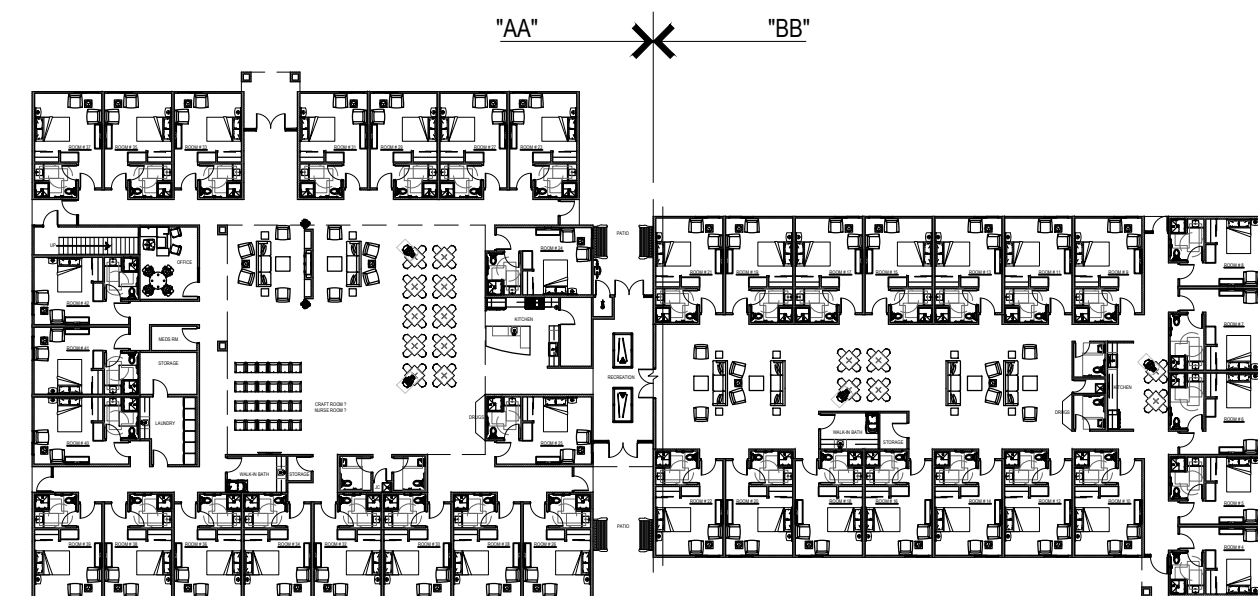


2 1st FLOOR PLAN "BB"
1/8" = 1'-0"



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9 FLOOR PLAN KEYNOTES
N.T.S.



1 KEYPLAN
N.T.S.



Citizen Participation Plan

Citizen Participation Plan for an Assisted Living Facility - Mesa

Date: July 9, 2018

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the site plan change for a new 39 unit Assisted Living Center. This site is located at 160 N Power Road, at the northwest corner of Power Road and Albany Street with a northern border of Akron Street. This plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Joshua Oehler
Arc One Associates
1427 N. 3rd Street #100
Phoenix, AZ 85004
Office: 602-241-7871

Pre-submittal Meeting: The pre-application meeting with City of Mesa planning staff was held on August 07, 2017. Staff reviewed the application and recommended that adjacent residents, Mesa School District and nearby registered neighborhoods be contacted.

Action Plan: In order to provide effective citizen participation in conjunction with their application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts their development that members of the community may have.

1. A contact list will be develop for citizens and agencies in this area including:
 - All registered neighborhood associations within one mile of the project.
 - Homeowners Associations within one half mile of the project.
 - Interested neighbors – focused on 1,000 feet from site, but may include more
 - Mesa Public School District in writing.
 - The first meeting will be an introduction to the project, and opportunity to ask questions and state concerns. A sign-in list will be used and comment forms provided. Copies of the sign-in list and any comments will be given to the City of Mesa Planner assigned to this project.
 - The second meeting will be held two weeks later and will include responses to questions and concerns of the first meeting. A sign-in list and comment cards will copied to the City of Mesa Planner.
3. Neighborhood Associations, Homeowners Associations and Neighbors within 1,000 feet of the site will be called by telephone to inform them personally of the project and receive comments.
4. Presentations will be made to groups of citizens or neighborhood associations upon request.

(All materials such as sign-in lists, comments, and petitions received are copied to the City of Mesa)

Schedule: Pre-submittal meeting – August 07, 2017

First neighborhood meeting - TBA

Application Submittal – July 23, 2018

Second neighborhood meeting – TBA

Submittal of Citizen Participation Report and Notification materials – TBA

Planning and Zoning Board Hearing – TBA

Citizen Participation Report

Assisted Living Facility - Mesa

Date: October 1, 2018

Project: The site plan change for a new 39 unit Assisted Living Center. This site is located at 160 N Power Road, at the northwest corner of Power Road and Albany Street with a northern border of Akron Street.

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Citizen Contact: Mailings of contact information, site plan, and meeting dates were mailed out for the Design Review Board Meeting of September 11, 2018. No phone calls or emails from neighbors or HOAs were received by the applicant

Design Review Board Meeting, a couple neighbors attended the meeting and were interested in how we were going to handle over-flow parking on the streets. We discussed parking plan. Later we have created a “Good Neighbor Policy” where we detail how we will be controlling parking and protocols for staff.

Mailings of contact information, and meeting dates were mailed out for the Planning and Zoning Board of October 17, 2018. We will be available for any questions the neighborhood might have and are willing to meet with anyone to discuss the project.

Schedule: Pre-submittal meeting – August 07, 2017
Application Submittal – July 23, 2018
Design Review Board Meeting – September 11, 2018
Submittal of Citizen Participation Report and Notification materials – October 2, 2018
Planning and Zoning Board Hearing – October 17, 2018
City Council Meeting – TBA