



Vehr/Webb Studio

ARCHITECTS & ARTISTS

5101 East Monterey Way, Phoenix, AZ 85018-6623 USA

2 June 2025

TO: City of Mesa Planning Department
RE: SVDP Medical Clinic
2352 W. Main St.

Project location:

- Near Tempe border —
- Light rail adjacent

Project description:

- Medical Clinic to serve working poor and notch group in partnership with multiple healthcare providers in the Valley.
- Adaptive reuse of existing SVDP retail store building
 - Level 1 - Interior reconfiguration
 - Level 2 – Storage, no change
- Exterior remodel to create a new, upgraded visual expression
 - Replace existing mansard elements with exterior shade canopies and courtyards
 - Add architecturally enhanced site walls
 - Install drought resistant landscaping
 - Refresh existing parking lots
 - Maintain existing Grading & Drainage design

SVDP Owner Statement

St. Vincent de Paul is requesting approval to convert one of our Thrift stores located at 2352 W Main St, Mesa, AZ 85201 into a free Specialty Care Medical Clinic. This is an expansion of our Phoenix clinic with the purpose of serving the under / uninsured working poor by appointment only. This area of Mesa is designated as a Medically Underserved Area and this clinic will have the capacity to serve 3000 patients a year. Additionally, this clinic will offer significant clinical learning opportunities for healthcare learners from local universities and hospitals supporting essential workforce development for healthcare workers. Finally, it's estimated that at capacity this clinic will save local hospitals over \$12M a year in uncompensated care costs.

This clinic will be of significant value to the needy in your City and I wish to meet with the proper staff members to introduce this project in detail.

Pat Donaldson, SVDP Chief of Staff