



Design Review Board



DRB24-00370

Banner Health East Mesa Health Center

Sergio Solis, Planner I

July 9, 2024



Request

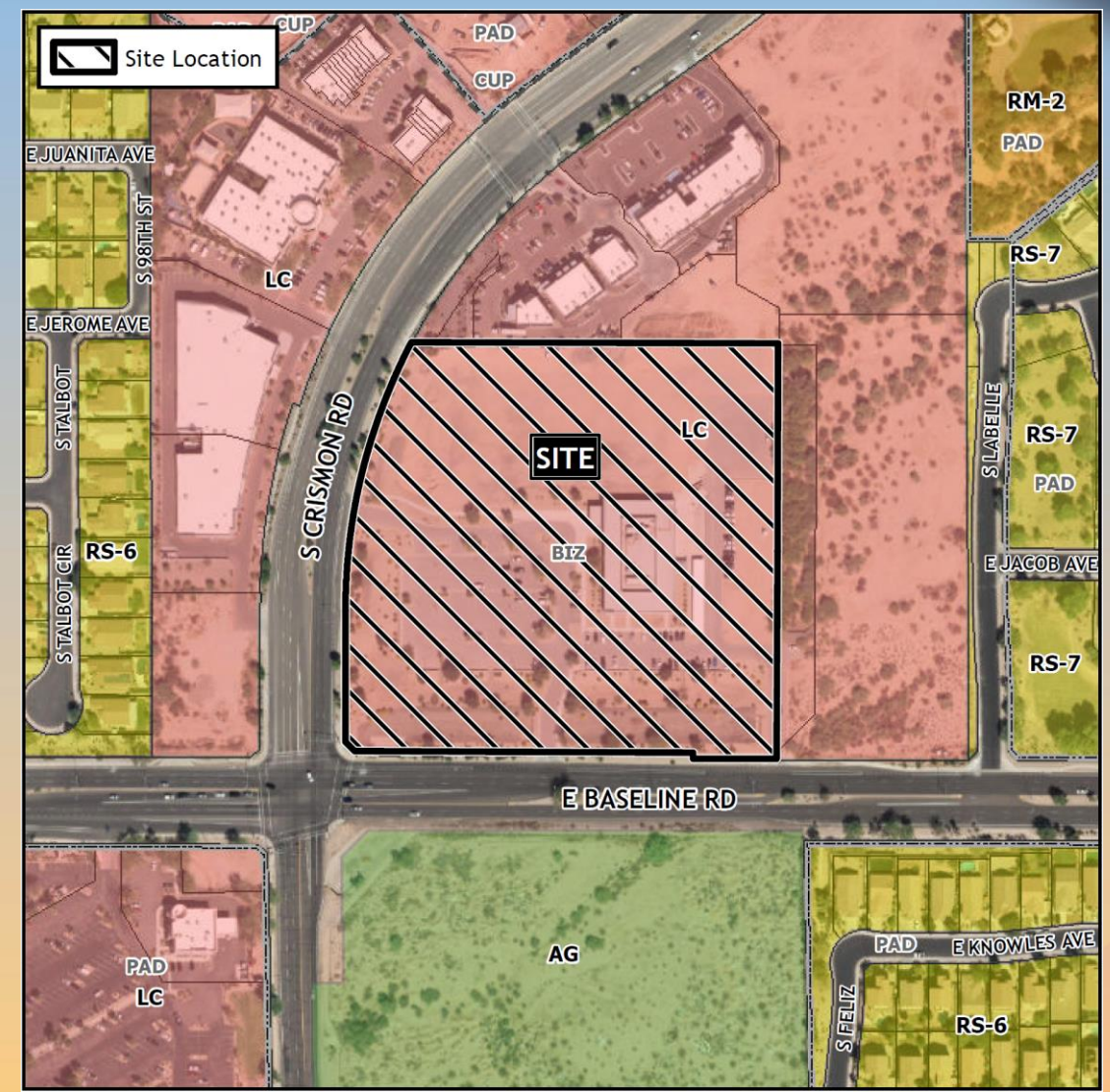
- Design Review
- To allow a medical clinic addition





Location

- North of Baseline Road
- East of Crismon Road





Site Photo

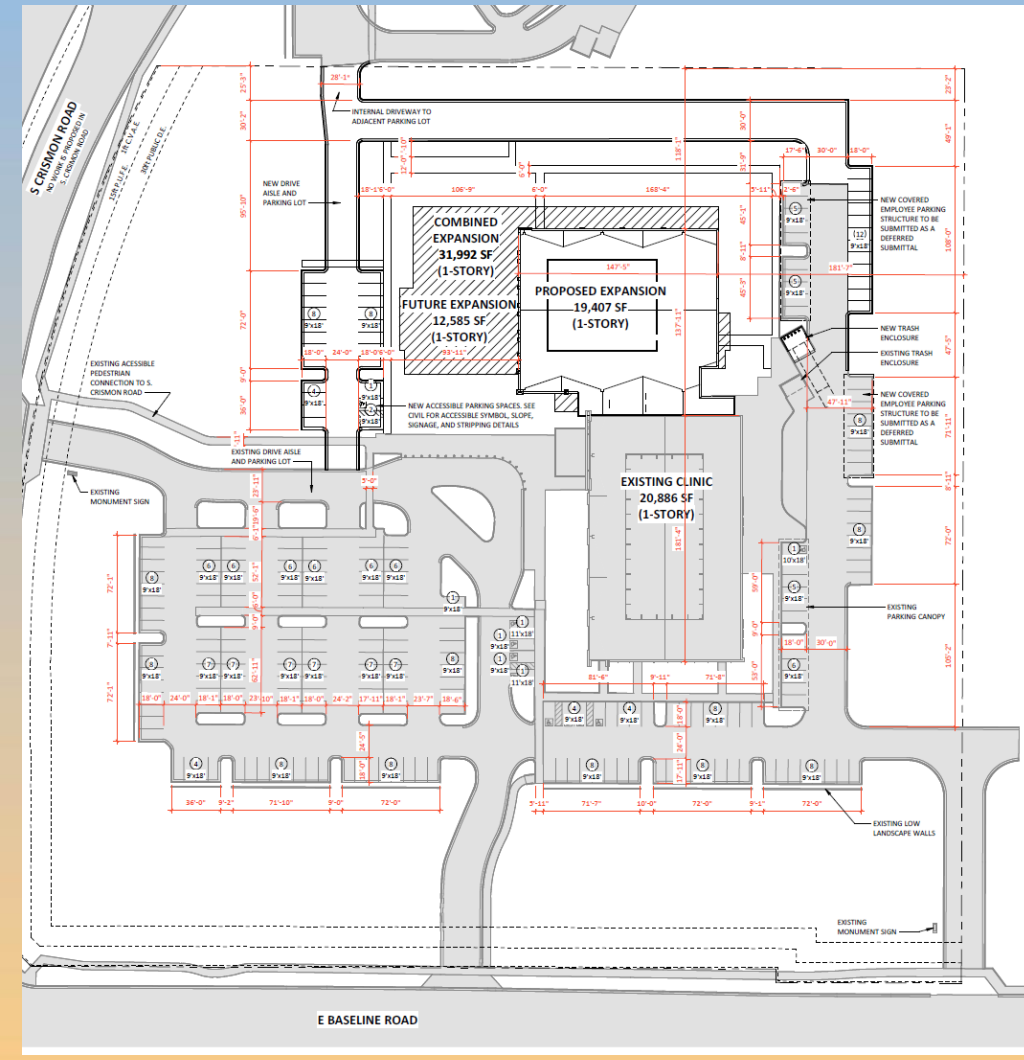


Looking east from Crismon Road



Site Plan

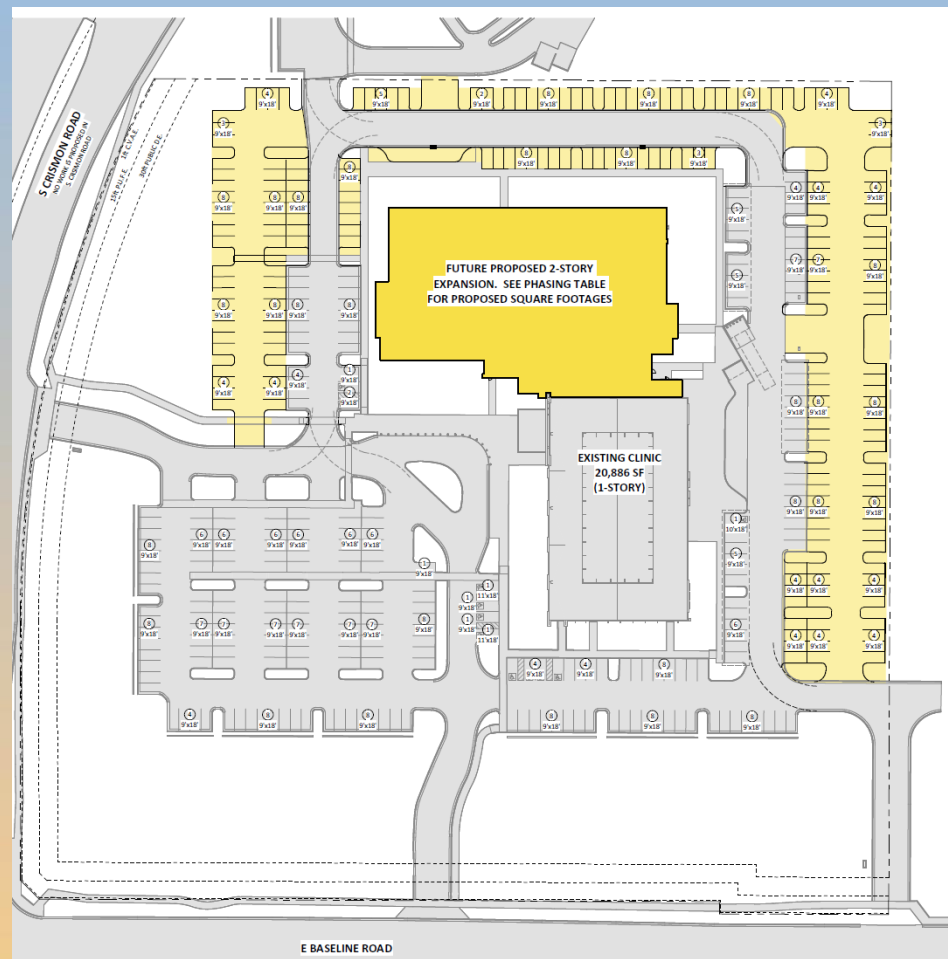
- Phase IB – 1-story
- 19,407 square foot addition
- 35 new parking spaces





Site Plan

- Future phases of development will require Design Review
- Final build-out will be 2-story
- 438 total parking spaces



EXISTING AND CURRENT PROPOSED PROJECT
 FUTURE SECOND STORY / EXPANSION / PARKING

SEE ELECTRICAL PLANS FOR SITE LIGHTING LAYOUT AND PHOTOMETRICS
 SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND IRRIGATION
 SEE CIVIL DRAWINGS FOR SETBACKS, EASEMENTS, UTILITIES

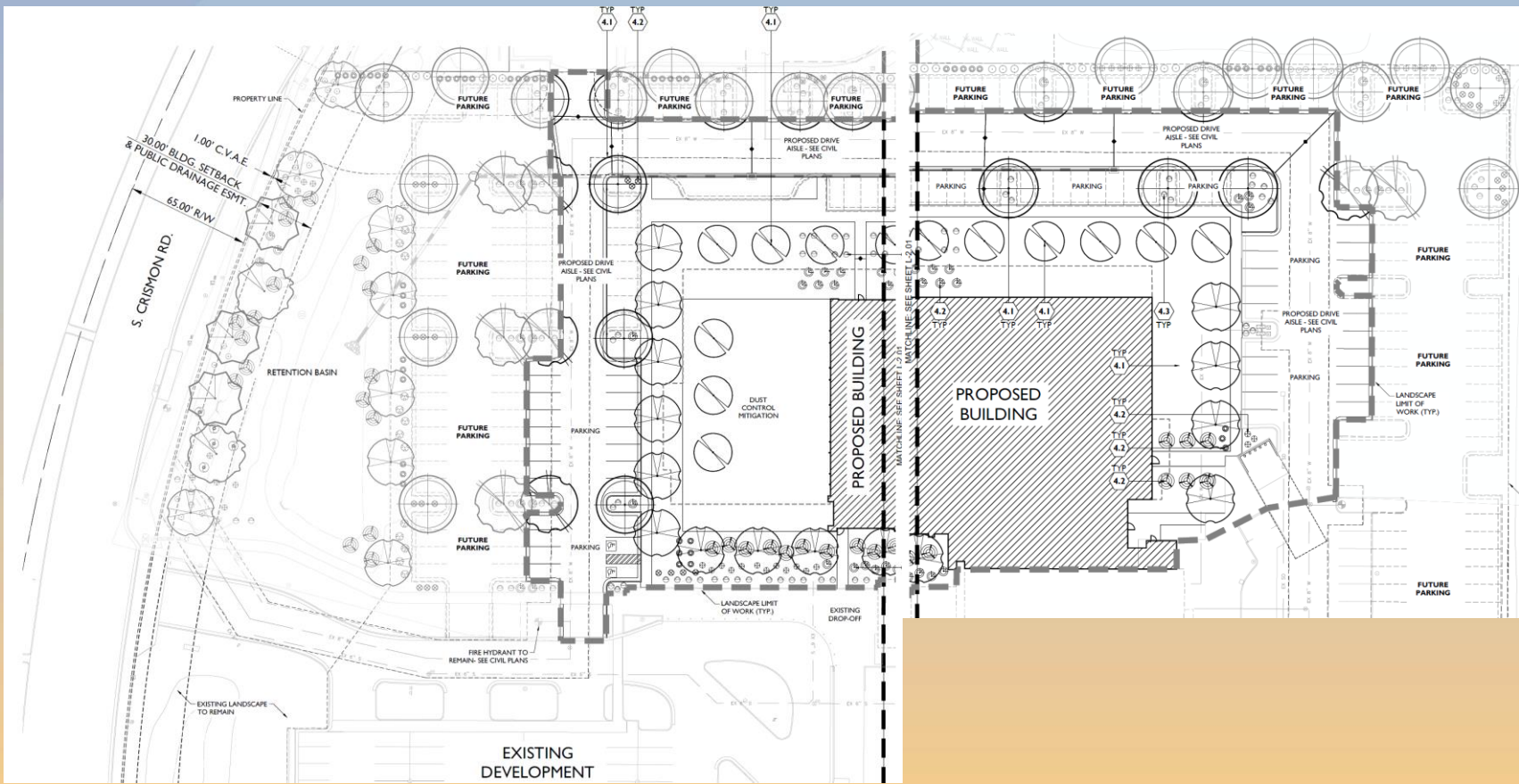
Phase	1st Story	2nd Story
2012 Phase	20,886 sf	
2024 Phase	19,456 sf	
Future Phase 2nd story		19,456 sf
Future Phase Addition	13,067 sf	13,067 sf

85,932 sf Total Proposed Building Area
 Outpatient clinic parking : 1 space / 200 sf

430 min. parking spaces required
 444 spaces provided



Landscape Plan



SITE DETAIL KEYNOTES

KEYNOTE	DESCRIPTION	PAGE #/DETAIL #
4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1
4.2	SHRUB PLANTING	L-5.01/2
4.3	GROUNDCOVER PLANTING	L-5.01/3

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Olneya tesota</i>	Desert Ironwood	36" Box
	<i>Ulmus parvifolia</i>	Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Callistemon citrinus</i> 'Little John'	Little John Bottlebrush	5 Gal
	<i>Agave palmeri</i>	Palmer Agave	5 Gal
	<i>Eremophila maculata</i> 'Valentine'	Valentine Bush	5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	Regal Mist Grass	5 Gal
	<i>Tecoma stans</i>	Gold Star	5 Gal
GROUNDCOVERS			
	<i>Lantana species</i> 'New Gold'	New Gold Lantana	1 Gal

MATERIALS

SYMBOL	DESCRIPTION	SIZE	DEPTH
	'Madison Gold' Decomposed Granite	3/4" Screened	2" Depth, Min.
	'Madison Gold' Dust Control Decomposed Granite	1/4" Minus	1" Depth, Min.

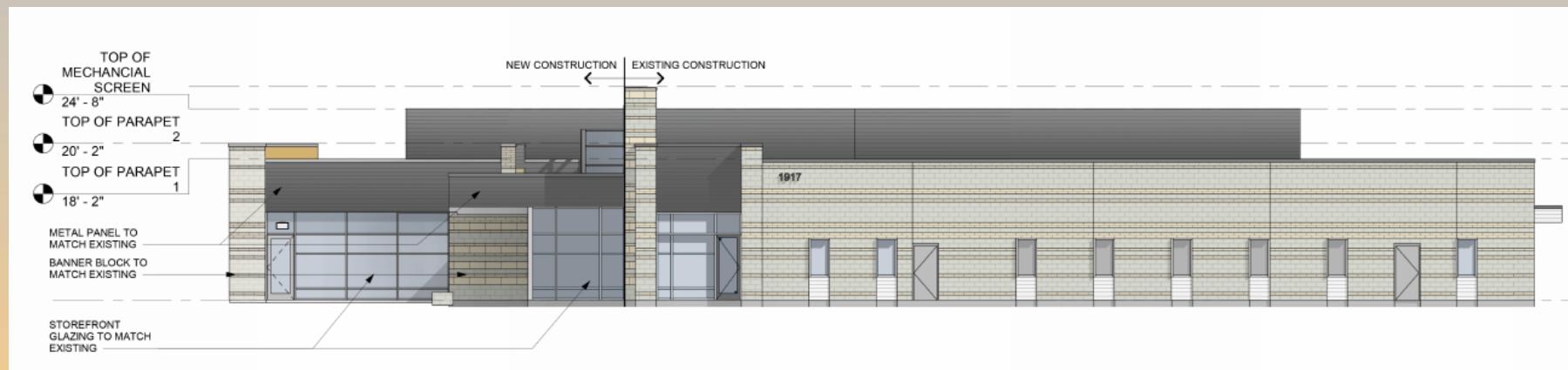


Elevations



EAST ELEVATION

East Elevation	Square Feet	% of Elevation
Banner Block	64	2.8%
EIFS	1,445	62.1%
Metal Panel	333	14.3%
Glazing / Door	485	20.8%
Total Elevation	2,327	100.0%

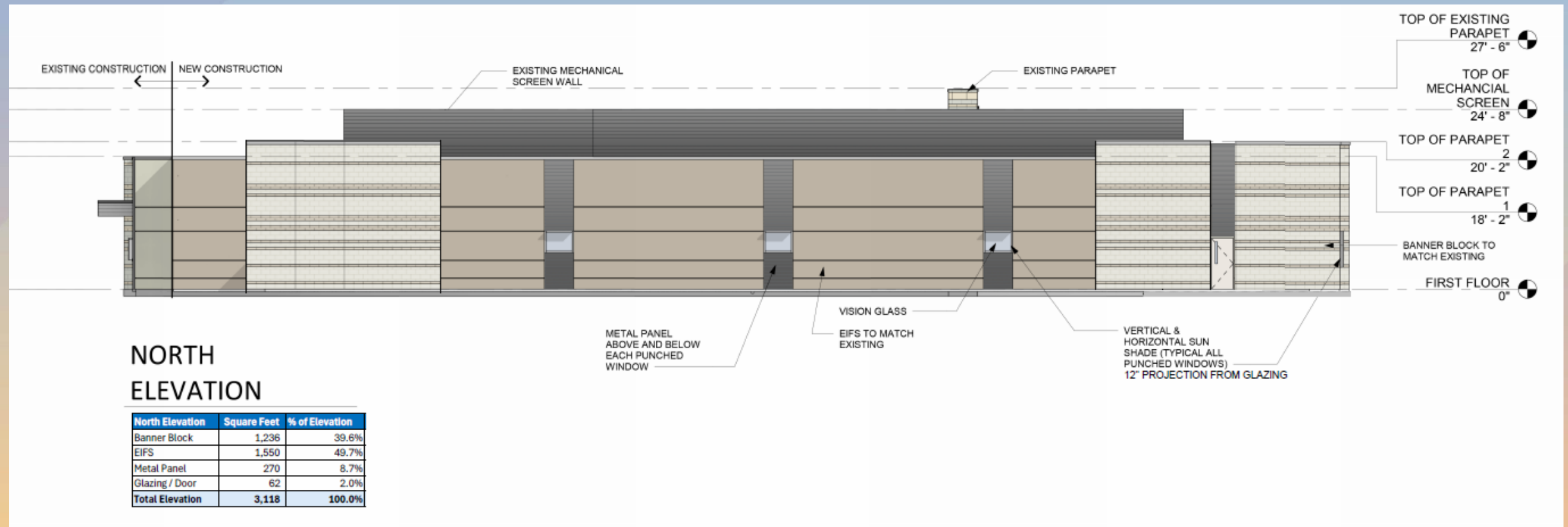


SOUTH ELEVATION

South Elevation	Square Feet	% of Elevation
Banner Block	155	16.2%
EIFS	-	0.0%
Metal Panel	239	25.0%
Glazing / Door	561	58.7%
Total Elevation	955	100.0%



Elevations





Colors and Materials

GLAZING FRAMES	INSULATED GLASS	METAL PANEL FINISHES	EIFS FINISHES	MASONRY FINISHES	
				 PEARL WHITE MALIBU SAND WALNUT CREEK MISSION WHITE	
AL-01 MFR: TBD MATCH EXISTING CLEAR ANODIZED ALUMINUM	V-1 MFR: GUARDIAN SUPER NEUTRAL 54 CRYSTAL GRAY - MATCH EXISTING	S-1 MFR: GUARDIAN SUPER NEUTRAL 54 W/ SPANDREL CRYSTAL GRAY - MATCH EXISTING	MP-2 MFR: EATRIA PROFILE: IW-10A COLOR: MATCH EXISTING - "LIGHT GREY"	EFS-1 MFR: SERENITY COLOR: "BRUME" FINE FINISH -MATCH EXISTING	BB-1 MATCH EXISTING "BANNER BLOCK" CMU BLEND TRENSTONE BY TRENWYTH





Findings

Staff is seeking your review and recommendation on the following:

- ✓ Proposed building elevations and landscape design

Staff welcomes any feedback



Design Review Board



Zoning

- Currently zoned Limited Commercial with a Bonus Intensity Zone overlay (LC-BIZ)
- Medical clinic uses are permitted in the LC zoning district
- Planning and Zoning Case Z12-019 approved future phases of development

