

**City of Mesa
Design Review Board
Banner Desert Medical Center ED Lobby Expansion Project Narrative
ZON23-01006; DRB23-01008
Revised January 31, 2024**

Project Description

Banner Desert Medical Center (BDMC) is expanding the lobby of the Emergency Department. The existing emergency department is a one story portion of the building on the East side of the overall campus. The Emergency Department Entry was built in 2009 and expanded in 2012. The expansion will affect the existing Emergency Department drop off and entry.

The project adds approximately 4,185 square feet of new space and remodel of 10,000 square feet of existing space. The expansion addressed operational flows within the ED at registration and triage. The design separates the Adult and Pediatric Populations for patient safety and satisfaction. The expansion requires redesign of the drop off area and sidewalk. The drop off has been expanded to align with the new expansion. A stand-alone canopy is proposed in front of the building to provide the required coverage for patients being dropped off. The parking lot immediately adjacent to the drop off has been adjusted. Three parking spaces have been eliminated with the redesign. There are currently 4,620 parking spaces on campus. This is a surplus of 498 parking spaces per the parking study submitted.

Exterior Design

The ED Expansion will expand the footprint of the existing ED on the east side of the campus. The new design removes the sandstone structures that reduce staff visibility to the waiting areas and exterior drop off. The new design incorporates the Corporate Banner Design Branding that implements the CMU pattern that is recognizable as a Banner Brand element throughout the Valley. The expansion also reconfigures and extends the drop off area. Staff will now be able to see if people are waiting for rides or are in distress and need assistance.

The East elevation encloses the waiting area is designed as open areas with glass for natural light with the Adult waiting area on the south side and the Pediatrics waiting area on the north side in the floor plan. The waiting areas are "Book Ended" with CMU planes on either side that slip past the glass. The entry pops out in the elevation as a separate glass element and is centered between the CMU and storefront glass elements. EIFS is used on the north end of the addition for the pediatric triage area.

We are asking for alternative compliance on the North and South elevations. Calculations are included on each elevation to show the percentage of materials used. The East Elevation meets the MZO requirements.

Alternative Compliance: 50% of Façade may be covered with one single materials

Per Section 11-6-3(B)(5) of the MZO, buildings and structures shall be constructed of durable, high-quality materials appropriate for the climate, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, architectural metals, natural and synthetic stone, stucco and synthetic stucco and glazing.

- b. No more than fifty percent (50%) of the total façade ay be covered with one (1) single material. Provide Calculations on the elevations by façade to demonstrate compliance with this requirement.

North Elevation Request: The north elevation uses EIFS and Glass for a total of two materials. EIFS is 94% and Glass is 6%. We are requesting alternative compliance and be allowed to use EIFS on more than 50% of the elevation.

Denver

Las Vegas

Los Angeles

Minneapolis

Phoenix

San Diego

Doha

Justification: The north elevation is a secondary elevation and not readily visible from the highly public ED entrance. The elevation faces the seven story Pediatric stair tower. Pedestrian traffic is low on this side of the campus and all doors in this area are emergency exits only. This elevation encloses exam rooms and privacy for patients is provided with higher smaller windows while still allowing daylight into the exam room. Increasing the glass percentage would have an affect on patient privacy. The elevation does not exceed 50' in length. Material changes on the campus typically occur at breaks in elevation or changes in plane. Due to this being a small addition adding changes in planes or breaks in the elevation would have impacts to the structure and floorplan. We feel that using EIFS as the primary materials is appropriate for this elevation due to its length and location.

South Elevation Request: The south and southwest elevation uses EIFS as the only material. We are requesting alternative compliance and be allowed to use only one material for 100% of the elevation

Justification: 60% of the south elevation is an existing EIFS wall, with a small extension for the addition. It is currently 5' away from the ambulance dock and is not visible to the public. Refer to the floor plan. We feel that using EIFS as the primary material is appropriate for the location of the elevation.

Materials:

The exterior materials and finishes proposed for the Emergency Department expansion are signature materials described in the Banner Health Exterior Design Guidelines and tie into the recent Women's Tower Expansion.

EIFS is used on the north side of the addition. The color complements the CMU pattern. Punched windows are used on these elevations. Reveals match the surrounding reveal heights to tie into the surrounding elevations.

Glazing is used at the waiting areas. The color will match the adjacent Women and Children's tower. The storefront will be butt glazed.

CMU Veneer is used on the large planes "Book Ended" on either side of the waiting areas. The large planes will implement the color, size and texture variations to achieve the "Banner Block" look.

Metal Panels are proposed on the stand alone canopy and above the storefront glazing. The color will complement the colors in the CMU.

Landscape

The City of Mesa standards for parking stall sizes and landscaping islands are being followed and no variances are being requested. Typical stall sizes are existing and 18' deep and 9' wide. Trees are not included in the drop off area to ensure the EMERGENCY signage is visible to patients from the entry points of the campus. Ocotillo's are substituted for trees on the parking islands on either side of the drop off.

Selected plants will be native and adaptive species that thrive in low water use. The proposed plant palette will match the existing aesthetic as a holistic design approach. A minimum of 25% of the total required trees shall be planted from 36-inch or larger boxes. A minimum of 50% of the total required trees shall be planted from 24-inch or larger boxes. No trees shall be smaller than 15-gallon size. Desert shade trees shall be selected for optimal coverage in the parking. All selected plants will comply with city standards as noted in the City of Mesa Code of Ordinances

Landscape Code. Ground cover used may be conveyed as a low, spreading shrub, rock mulch top dress, and/or decomposed granite.

Irrigation

All landscape areas will be irrigated with a permanent, automatic drip irrigation system utilizing a smart controller and efficient emitter devices. The system will be low water use and be equipped with rain sensors and other devices to minimize water waste.

Grading and Drainage

A combination of underground retention and surface retention basins will be used for stormwater management to maximize the number of surface parking stalls. All underground retention and retention basins will connect into the existing BDMC storm drain system and ultimately, the City of Mesa storm drain system, as is currently the case. Retention volumes were calculated by replacing any displaced existing retention volume in the proposed design as well as by providing additional retention volume to overcome increased retention demand due to any increase in impervious area. Overall, existing drainage patterns are proposed to be maintained.

Maricopa County Flood Control District

The Banner Desert Medical Center campus is currently located within Federal Emergency Management Agency (FEMA) Flood Zones AE, AO, and X. FEMA defines these flood zones as the following:

Zone AE – Base Flood Elevations determined.

Zone AO – Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

Zone X – Areas determined to be outside of the 0.2% annual chance floodplain.

Utilities

It is anticipated that BDMC ED Lobby Expansion will utilize the existing mechanical and potable water services from within the Medical Center.

Signage

There is new signage as part of this project and will be submitted as a separate permit.

Schedule

The BDMC ED Lobby Expansion is scheduled to start construction in June of 2024 and is scheduled to be open and operational by January of 2025. A temporary entrance will be established at the existing Women's and Children's Entrance during construction to allow the Emergency Department to function as needed during construction. A separate "Make Ready" package will be submitted to accommodate the temporary requirements for intake during construction. It does not affect the exterior of the building.