

4/23/2024 (Revised 5/20/2024)

## PROJECT NARRATIVE

### Banner Health – East Mesa Health Center Expansion

#### Building Address

1917 S. Crismon Road  
Mesa, Arizona 85209  
Parcel #220-81-962

**Occupancy:** Business – Group B, Outpatient Clinic

**Site Area:** 453,425 SF

**Existing Building Square Footage:** 20,886 SF

**New Building Square Footage:** 19,456 SF

**Total Building:** 40,342 SF

#### Project Description:

The project is comprised of a new single story addition to the existing outpatient clinic. Care provided will be limited to procedures where the patient is capable of self preservation at all times. There will be approximately 33 new exam rooms and associated support space.

The exterior materials and articulation will complement the existing design. A combination of EIFS, Metal Panel and Banner Block will be the primary materials, with a combination of both vision glazing and spandrel glazing for the fenestration. The new punched openings have both horizontal and vertical solar shades to match the existing architectural vernacular. All rooftop equipment will be screened from view. The project is requesting an alternative compliance request from the Design Review Board for limited items listed in 11-6-3(B)(5).

The requirement of “All facades shall have a recognizable base” is in opposition to the existing building architecture on site. The proposed expansion has been designed to complement the existing building and established branded architecture.

In addition, the East elevation is approximately 500’ from S. Labelle Street (residential neighborhood) and screened by a wash. In addition, there are parking canopies and trash enclosures which also obscure this elevation. The current condition was approved while not complying with the “No more than fifty percent of the total façade may be covered with one single material” requirement. The proposed elevation brings the entire elevation closer to compliance. See enclosed elevations.

The site will add additional parking to meet both code and tenant requirements. Two parking canopies will be built on the East side of the building for covered staff parking. The landscape has been designed to focus on the front entry and pedestrian pathway, while minimizing dust and debris for the site designed for future expansion.

A paved connection has been provided to the parcel to the North as part of the recorded easement.