



St. Vincent de Paul Medical Office
2352 West Broadway Rd.

PROJECT NARRATIVE

**Development Incentive Permit, Site Plan Review
and Design Review to remodel existing retail store
into medical office**

Submitted to:
City of Mesa Planning Department

30 July 2025

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2352 West Main Street

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Narrative Table of Contents

- 1 Title Page
- 2 Table of Contents
- 3 Operational Description
- 4 Introduction, Development Request
- 5 Site Plan Overview, Development Standards
- 6 Parking, Landscaping, Architecture
- 7 Development Incentive Permit, Summary

Appended: Development Incentive Permit itemized grid

Drawings:

- A2 Existing view from SWC, Proposed view from SWC
- A3 Additional renderings
- A8 Colored Elevations, materials, finish data calculations
- SITEx Site Plan, East Elevation exhibits
- PL01 Landscape Plan
- A4 Original Site Plan with G&D, Aerial Photo
- CCD1 Conceptual Grading & Drainage Plan
- CWS1 Conceptual Water & Sewer Plan
- E1 Electrical Site Plan
- E1.1 Photometric Site Plans
- E1.2 Electrical Cut Sheets
- ALTA/NSPS Land Title Survey 1 of 2
- ALTA/NSPS Land Title Survey 2 of 2



St. Vincent de Paul East Valley Medical Expansion Project Operational Description

- **Purpose** – Free specialty medical and nutritional wellness services for the working poor in the East Valley. The facility resides within an identified medically underserved area (MOU).
- **History** – The Society of St. Vincent de Paul has provide these medical services for over 30 years as an important piece of it's Feed, Clothe, House, Heal mission.
- **Operational Concept** – This is an expansion operation with the primary facility located at 420 W Watkins in Phx. This new facility will serve the same population adding capacity and mitigating transportation challenges for those in need living in the east valley. The two facilities will complement each other where a number of specialties will be offered at both but some will not be replicated. The two locations will work together using the light rail that connects both facilities to transport patients from one to the other. There will be a paid Medical Director on site during all hours of operation, while the rest of the providers will be un paid volunteers. This facility will operate during normal business hours with some limited after hours clinics open to accommodate those who cannot miss work.
- **Partners** – SVDP is partnered with Crieghton Medical school. SVdP is in discussions with UA Medical, ASU Medical, Mayo Medical, Dignity Health and Valleywise .
- **Impact** – This expansion facility will serve 3000 unique uninsured patients, saving local hospitals over \$12M in uncompensated care expenses each year. Further, this clinic will supply much needed clinical educational opportunities to all local medical schools, in part solving a major challenge to medical workforce development.
- **Days/hours of operation** – Monday thru Friday 9am thru 4pm. Overtime, appointment opportunities extending past 4pm will be offered to accommodate patients who cannot make it during normal business hours.
- **Type of care provided:** 37 Medical specialties including primary care, cardiology, Urology, endocrinology, neurology, pediatrics, internal medicine, OBGYN, Opthamology, Gastroenterology, Pulmonology, Oncology, Dermatology, physical therapy, Nephrology, Radiology & wellness counseling for diabetes or heart health as opposed to substance abuse or psychiatry.
- **Lab operations:** Blood Draw & Urine samples
- **Appointment basis only.** No walk in will be accepted

INTRODUCTION

Contained herein are the applications for Development Incentive Permit, Site Plan Review and Design Review Board for Remodel of existing building on .56 acre site located at 2352 W. Main St., Mesa, AZ 85201 which is on the northeast corner of Main St. and N. Phyllis St. APN 135-45-017A

Existing building will be converted into St. Vincent de Paul Medical Office, no additional square footage will be added to the original building footprint.

DEVELOPMENT REQUEST

We request review by City of Mesa for these applications:

1. Development Incentive Permit through the Board of Adjustment application
2. Design Review (by separate application)
3. Site Plan Review (by separate application)

General Plan Designation: Urban Center with “Evolve” Growth Strategy

Sub-Area: Neighborhood Opportunity Area

Zoning District: General Commercial (CG)



SITE PLAN OVERVIEW

This is a small, narrow, fully developed lot with street frontage on South and West sides. Existing building is in the center of the site with parking lots flanking the building on north and south sides.

DEVELOPMENT STANDARDS

Standards	MZO	Provided, Proposed or Existing
Min Lot Area	5,000 s.f.	24,739 s.f.
Min Lot Width	50'	65'
Min Lot Depth	100'	292.04'
Max Lot Coverage %	80%	52%
Max Height	30'	26'-9"
Building Setbacks		
<i>Front, local street, Main St.</i>	20'	63'-3"
<i>Side, local street, Phyllis</i>	20'	20' and 10'
<i>Interior Side, adjacent to Non-Residential</i>	15'	0'
<i>Interior Rear, adjacent to RM for 2 story</i>	35'	69'
Parking		
1:200 s.f. less light rail adjacency	37	26

Note: When the existing building was constructed in 1982, the lot was larger.

Parcel size was reduced when light rail construction improvements were built along Main St..

PARKING

Site configuration does not allow relocation or expansion of the existing parking lots. Both parking lots will be demolished, and rebuilt to match original site development, with new asphalt paving that conforms to ADA requirements

LANDSCAPING

Trees are Cool calculations have been noted on Landscape plan.

We propose to remove existing asphalt expanse between sidewalk along Main St. and south parking lot so this area can be landscaped as well.

New landscaping and decomposed granite ground cover will be installed on the site in all areas that are not covered with building or hardscape. Total landscaped area is 5,922 s.f..

ARCHITECTURE

Built in 1982, the existing building was designed by venerable Arizona architect John Chopas as a retail store. With masonry exterior walls and an efficient roof structure providing an unencumbered interior space, it is well built and accommodating to be remodeled into a medical clinic. Although not fashionable today, back in the 1980s the mansard roof elements were considered chic, a cultural echo of the big shoulder pads in women's clothing at the time.

Existing building form and footprint, one story building with partial second story, will be retained. St. Vincent de Paul's remodel project will not add square footage to the existing building.

Existing building material palette consists of painted stucco, painted masonry, storefront glass, and painted vertical steel siding, all of which will be retained. Existing blue mansard roof elements will be removed.

Existing west elevation features a unique decorative masonry wall which will remain as a key feature of the west facade.

We propose to add a dramatic shade canopy at the southwest corner of the building to create a strong and inviting sense of entry. This highly articulated steel canopy extends along the south elevation to shade storefront windows.

We also propose to add 2 breeze block walls to further reinforce the entry sequence, protect west elevation openings from intense west sun, and provide shaded exterior seating areas enhanced with landscaping.

Windows have been added to north elevation to bring some human scale elements to the blank expanse of wall facing the adjacent Residential use.

DEVELOPMENT INCENTIVE PERMIT

DEVIATIONS PROPOSED

- West side yard to remain 15' per original design
- East side yard to remain 0' per original design
- Perimeter landscaping reduced where available space is less than 15' in width
- Landscaped foundation base at South elevation not provided
- Screen wall at south edge of south parking lot not included
- Onsite parking requirement reduced to 26 spaces
- Billboard will remain (until lease is exhausted)

Please see itemized discussion of proposed deviations in the DIP attachment.

ALTERNATE DESIGNS PROPOSED

The revitalization of the westernmost building site along Main St., this project will announce that visitors are entering Mesa, AZ. St. Vincent de Paul's building will provide a sparkling welcome to eastbound drivers and light rail riders. The building & site development will exhibit high quality exterior expression and convey the vibrant energy of Mesa today.

- Existing decorative wall on West façade will be highlighted. This wall is a very special original design feature and deserves to be celebrated not only as an artistic element but as a legacy component of the building's 40+ year history and the creativity of the original architect.
- New architectural shade elements will be custom fabricated of readily available steel components used in a novel way. These shade elements radiate a sense of energy, and convey that St. Vincent de Paul's clinic is a special place as well as demarcating the public entry to the medical office building.
- New architectural screen walls are designed with a special ground face block and built with a unique stack bond pattern featuring a variety of openings, another custom element that projects quality and pride of place. This material also has a lovely smooth tactile feel.
- New landscaping will be densely installed on every square inch of site that is not covered with building or hardscape. The lone existing tree is a lovely survivor and this tree will be maintained and respected with the addition of compatible new landscaping.

SUMMARY

Proposed changes to the building and landscaping will be transformational, replacing a stodgy mansard elevation with a contemporary countenance featuring a clearly defined public entry and generous landscaping. Superior architectural design will signify "SVDP is proud to be in Mesa".