

Acadia Healthcare

Behavioral Health Hospital

**Elliot Road Technology Corridor Overlay Opt-in, Admin.
Site Plan Review and Design Review**

May 31, 2022

NWC of Ellsworth Road and Peterson Avenue

Prepared for:

Acadia Healthcare
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REQUEST

The request is for a development of a new 100 bed behavioral health hospital located at the NWC of Ellsworth Road and Peterson Avenue (“Site”). The Site will be opting into the Elliot Road Technology Corridor PAD and will be seeking Administrative Site Plan Approval and Design Review Approval for the development. The 100-bed facility will be split into 5 different units, which will treat both adolescents and adults. It is important to note that City of Mesa staff has determined the proposed use is a hospital and is permitted in both the LI zoning district and the Elliot Road Technology Corridor PAD. The Site is currently vacant.



DEVELOPMENT PLAN

The proposed project is a 1-story, 76,925 square foot behavioral health hospital, with 100 patient beds. There is an option for a 4,300 square foot expansion, which would add approximately 20 beds. The building is positioned at an angle on the property, which provides additional visual interest from Ellsworth Road. The building placement also allows for the parking to be dispersed into multiple areas.

The building design features an enhanced main entry with varying building materials and scale that helps create pedestrian scale and sense of quality. High-quality materials will be utilized throughout the design and enhance the character of the area. Quality materials will consist of earth tone colors, stone, brick, EIFS and metal paneling accents. The building design and massing will differentiate on all four sides of the building and remain consistent in composition and appropriate to scale. The building design provides private activity yards, which are secured with a 12-foot-tall wall. This wall is comprised of multiple materials to gain visual interest on the exterior, while maintaining simplicity within the yard for the safety of patients.

ALTERNATIVE COMPLIANCE

Alternative Compliance is being requested to Section. 11.7.2.a.i of the Zoning Ordinance, which states, "Publicly visible facades (viewed from rights-of-way or private property), may not have blank, uninterrupted wall lengths exceeding 50 feet without including at least two (2) of the following: change in plane, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions."

The south elevation, that faces Signal Butte Road, features an architecturally, monolithic design element that spans more than 50 feet. The entry features an insulated metal feature that slopes to create visual interest. At the pedestrian level, multi-pane glass store front and a covered entry way are provided to ensure a comfortable, human scale point of entry. This feature enhances the overall quality of the building, while creating architectural interest.



ABOUT ACADIA HEALTHCARE

Acadia is a leading provider of behavioral healthcare services across the United States. As of September 30, 2021, Acadia operated a network of 230 behavioral healthcare facilities with approximately 10,200 beds in 40 states and Puerto Rico. With more than 20,000 employees serving approximately 70,000 patients daily, Acadia is the largest stand-alone behavioral health company in the U.S. Acadia provides behavioral healthcare services to its patients in a variety of settings, including inpatient psychiatric hospitals, specialty treatment facilities, residential treatment centers and outpatient clinics.

CONCLUSION

The purpose of this request is to opt into the Elliot Road Technology Corridor Overlay and receive Site Plan Approval and Design Review Approval for a behavioral health hospital. The proposed hospital is consistent with the General Plan Land Use classification of Employment and the Gateway Strategic Development Plan "Mixed Use Community District". It is anticipated that the hospital and will add at minimum 158 new jobs. This use will add a much-needed sector of healthcare in an area that is currently underserved.