

City of Mesa
Development Services - Planning
20 E. Main Street
Mesa, AZ, 85201

July 26, 2022

Re: Phoenix Children's Cadence Primary Care Clinic
OW No. 2021_042

Project Narrative

General:

Phoenix Children's (PCH) is the premier regional pediatric center in the Southwest U.S., nationally recognized as one of the best for pediatric care, innovative research, and medical education. PCH provides hope, healing and the best healthcare for children and their families. To meet the needs of our growing community, PCH continues to expand, adding new top physicians, world-class programs, and state-of-the-art facilities.

The Cadence Clinic represents a new clinical model offering neighborhood pediatric primary care services in a cost-effective approach allowing families to have world class primary care services close to home. PCH is committed to bringing quality healthcare to the SE Mesa community. At 7,018 gross square feet, the clinic will have 16 treatment rooms as well as support spaces for patients and staff. Patient entry and waiting are segregated into well and sick areas to protect well patients from those who are infectious. Its hours of operation will be normal business hours.

Site Design:

Phoenix Children's Cadence Clinic is proposed to be located on a 0.92-acre site within the Cadence Commercial Center, the south side of Cadence DU1-Phase 2. This development complies with Land Use Group: Community Commercial (CC). *The proposed building use group is Offices: Medical Dental which is noted as a permitted (P) use within the Community Commercial LUG.* The site design follows closely with what was master planned by the developer with only slight modifications adapted to allow for PCH's specific requirements including *56 parking spaces* (4 accessible) along with drive aisles which connect to those of the surrounding development. The entrance is oriented to the west to allow for the appropriate flow within the clinic as well as to be easily identified from the main drive entry into the larger commercial development. Both site context plan and site plans are provided as part of this submittal package.

Building Design Character:

The building design will closely follow the architectural style, material and color pallet adopted by the developer and approved by the City of Mesa with slight adjustments to allow for PCH branding. The exterior design consists of a simple contemporary form of stucco material painted Dunn Edwards Grey Pearl and Fairbank Green, accentuated with taller corner elements finished with a Morin metal panel system with a Copper Penny finish, and larger architectural elements that pop-out from the main form at the centers of the elevations. These accent elements will be composed of a stucco finish painted with Phoenix Children's signature white (Sherwin Williams, Snowbound) which are emblazoned with the Phoenix Children's hand logo on the North and West (main entry)

elevations. Cantilevered canopies at the main public access points (west elevation) and eyebrow projections above windows will receive a stucco finish painted Dunn Edwards, Walrus from the previously approved Cadence Design palette. Color Exterior Elevations are provided as part of this package that illustrate the proposed exterior design elements along with the corresponding materials and color palette.