

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/10/2015
Agenda Item: 4**

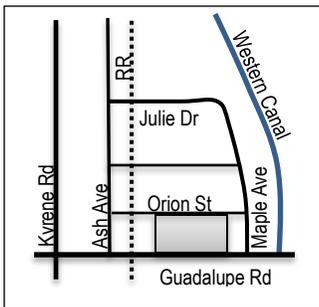
ACTION: Request for a Use Permit for the expansion of a hospital use in the General Industrial District and a Development Plan Review for a new building addition for AURORA BEHAVIORAL HEALTH, located at 6350 South Maple Avenue. The applicant is Michael Hurst, UEB Builders, Inc.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: AURORA BEHAVIORAL HEALTH (PL140460) is located in an existing office building originally built in 1986 and converted and expanded into a hospital in 2010. The 61,000 s.f. hospital is proposing a 33,500 s.f. expansion: the existing 77 bed facility would expand to 140 beds with a two story addition at the west end of the parking lot. The existing use permit to allow a hospital in the General Industrial District requires a new use permit with any intensification of the use. This request includes the following:

- ZUP14181 Use Permit to allow a hospital within the General Industrial Zoning District
- DPR14299 Development Plan Review including site plan, building elevations, and landscape plan



Existing Property Owner	Erik Tolonen, Nevada Life Properties, LLC
Applicant	Michael Hurst, UEB Builders, Inc.
Current Zoning District	General Industrial District
Gross/Net site area	4.587 acres
Total Building area	94,500 s.f.
Lot Coverage	47.3 % (No Standard)
Building Height	30' top of building, 35'4" top of mechanical screen (35 ft maximum building height allowed)
Building Setbacks	25' front (south), 25' street side (east), 25' rear reverse frontage (north), 0' side (west)
Landscape area	25% (10% minimum required)
Vehicle Parking	157 spaces (157 min. required, 188 max. allowed)
Bicycle Parking	31 spaces (31 spaces)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Diana Kaminski, Senior Planner (480) 858-2391

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Diana Kaminski, Senior Planner

COMMENTS:

This site is located between Baseline Road to the north, Kyrene Road to the west, Guadalupe Road to the south and Rural Road to the east; it is west of the Western Canal within the General Industrial District (GID).

Existing entitlements for this property that will remain in effect are the overall design of the existing building, site plan and landscape, the addition is reflective of the existing conditions. The tenant also has an existing Use Permit, which is being replaced by the requested new Use Permit for expansion of the hospital use within the GID zoning district. Existing uses on the site include: retail/restaurant buildings, commercial parking lots and a residence.

This request includes the following:

1. Use Permit
2. Development Plan Review which includes: a two-story 33,500 s.f. building addition to an existing 61,000 s.f. building, for a total of 94,500 s.f. on 4.587 net acres.

The applicant is requesting the Development Review Commission take action on the items above.

PUBLIC INPUT

- A Neighborhood Meeting was not required for this request
- The closest residences to this property are on the south side of Guadalupe, La Estancia Apartment Community.

POLICE INPUT

Calls for service at this location from March 2010 through December 2014 have averaged 113 calls per year or 9-10 calls per month. There is not a similar use to compare locations; however Police staff stated that this was within expected range for the size of the facility in this location. The calls included alarms and non-criminal issues and nothing stood out as significant, excessive or unusual in calls for service. They did not have any concerns with the requested use permit.

PRELIMINARY SITE PLAN REVIEW

During Site Plan Review, it was determined that the size of the addition would trigger site modification requirements for engineering and transportation. The site will be upgraded to meet current storm water retention requirements, and sidewalks will be added to the Orion and Maple sides of the property. The north side landscape buffer adjacent to existing parking along the north side was allowed to be 15' deep in 1986; the current code requires a 20' landscape buffer. The existing parking lot will be modified to maintain the 15' on site landscape area, and the western side of the site where the new building is proposed will be modified to provide a 20' landscape area north of the entrance drive. Due to the sidewalk requirements, the existing right of way modifications will reduce the off-site landscape area on both the north and east sides. Existing landscape will be upgraded to replace dead or missing materials. Although working with a previously approved office building that was converted and expanded to a hospital use, staff recommended that the proposed new building addition have pedestrian level detailing to break up the massing of the building, potentially at the entryway.

PROJECT ANALYSIS

USE PERMIT

The proposed use requires a use permit, to allow the expansion of an existing 77 bed hospital to accommodate 140 beds.

Section 6-308 E Approval criteria for Use Permit (in *italics*):

1. *Any significant increase in vehicular or pedestrian traffic.* The proposed 33,500 s.f. addition is adding 1/3 additional size, and increasing the number of patient beds from 77 to 140. The existing parking lot was designed for an office use with 219 parking spaces which was oversized for the hospital use. The new hospital wing will be removing parking spaces; the required parking for the hospital after expansion will be 157 parking spaces. Patients are either dropped off, arrive by bus, or park their cars overnight. The facility has 10 doctors and 102 staff working on three rotational shifts with approximately 35 staff on site at a time. As a 24 hour facility, the traffic patterns are not as

heavy during rush hour as a traditional office use, therefore the proposed expansion of the hospital, with reduced parking, will not create a significant increase in vehicular traffic. The required sidewalks may increase pedestrian traffic, but facilitate a safer pedestrian environment for transit users or patients coming from nearby.

2. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* The use has been operating since 2010, with all activity inside the building. The use is less intense than other allowed uses within the General Industrial District, and creates a buffer between potentially more intensive uses to the north. The area is surrounded by streets on three sides, is near the railroad line, and the canal, the ambient conditions would be defined by these existing uses. The facility does not have emergency/trauma services that would generate helicopter or ambulance noise. There have been no known complaints regarding the operations of the facility over the past four years.
3. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is not in conflict with the goals objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan.* The continued use of the building, repurposed from an office building to a hospital, maintains the objectives of economic development and revitalization, adding more opportunities for employment within the area and keeping a successful business in Tempe. There are no known conflicts with this use in this location.
4. *Compatibility with existing surrounding structures and uses.* The surrounding area and structures are largely industrial buildings. The proposed addition is the second addition to an existing office building, and is designed to remain compatible within the context of the architecture on site. From Guadalupe Road, a two story structure is still within the allowed heights of the districts within the area.
5. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* Aurora Behavioral Health has a four year demonstrated track record at this location, and has been able to control behavior related to this use.

The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to the conditions, requirement or standards prescribed therefore by this code.

DEVELOPMENT PLAN REVIEW

Site Plan

The existing building is set back approximately 30 feet from the property line, and 39 feet from the edge of sidewalk along Guadalupe, there will be no changes to the south side, street frontage. Along Maple Avenue a new 5'6" sidewalk will be constructed within the right of way, requiring modification of the existing street side landscape area. The existing east side parking lot will remain unaffected, with the exception of replacement of dead or missing landscape materials. The north side adjacent to Orion Street will also be connected by a new sidewalk within the right of way. The north east end of the parking lot will be modified to meet the 15' on site landscape requirements on the east side with the loss of a few end parking spaces, and new landscape islands. The north west side of the site will be developed with the new two-story addition, with a minimum of 20' of landscape north of the drive entering the site. The courtyard and entryway is being upgraded with new walkways and landscape. Retention will be upgraded on site as a result of the scale of the addition. The site increases pedestrian access on all sides of the property and removes approximately 69 parking spaces as a result of the new addition. The site meets parking requirements for a hospital use.

Building Elevations

The existing building was an articulated box with a chamfered southwestern corner, the long sections of the building face north towards Orion Street and south towards Guadalupe Road; the short ends face west and east which faces Maple Avenue. The color palette for the new addition was determined by the existing building, designed to match. The building has a stucco finish in a dark beige tone, with medium bronze low-e window glazing and mullions and a medium brown accent band breaking up the building mass above the window line. Windows alternate from lower level to upper level in the two-story

portion on the west side of the lot. The existing building design was approved in 2008 during the conversion of the building from an office use to a hospital use.

Landscape Plan

The existing landscape will remain in place; new landscape around the base of the building will be added to complement the existing plant materials. Additional landscape will be modified on the Orion Street side to the north, with the addition of the sidewalk and plants adjacent to the new driveway. Dead or missing vegetation will also be replaced with this project. Plants on site include existing Palm trees at the corner, African Sumac, Pine, Sissoo, Eucalyptus, Southern Live Oak, and Desert Museum Palo Verde.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*)

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape*; the existing building and new addition have a “J” shaped form with articulation both horizontally and vertically to visually break the massing of the building. The building is set back at different distances from the three streets surrounding the site, so that there is room for landscape and visual interest between building elevations, landscape and parking areas.
2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort*; the building uses dark toned glass for privacy and reduction of glare from the elevations. The building is surrounded by trees on three sides, however the existing west side does not have significant landscape vegetation on the western elevation, which is adjacent to the drive aisle. Newer parking for the new building to the north will have landscape for shade on the west side.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings*; materials are the same quality as the existing site materials and meet the functional requirements of the site and are similar to the materials used elsewhere within the industrial area.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings*; the combination of single story and multi-story elements breaks the building up visually, and is appropriate to the surrounding industrial building massing in the area. Landscape material varies from mature pine and eucalyptus, to new trees, which will fill in the site between the taller canopy trees and the eye level of pedestrians.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level*; the applicant has provided a letter of intent describing the design intent of the building; the new construction was designed to blend with the existing building.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions*; the entrance is centered on the new addition at the north end, accessible to the primary parking area. A landscaped courtyard fills the corner where the two wings meet. The existing building relies on the trees to create rhythm along the street fronts, where there is not significant variety in the elevations. The new design steps up in height, creating more prominence near the entrance and away from the Guadalupe frontage.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage*; sidewalks now access all four sides of the lot, lining the right of way along the street front and street sides, and lining the building edge on the west side, connecting parking to the pathway leading to doors.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses*; vehicular circulation is from a shared drive on Orion Street and from the main drive on Maple Avenue. Traffic is limited to the parking lot and drop off on the north side of the lot and building.

9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance; police staff reviewed the project through site plan review.*
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways; the proposed addition removes parking area and increases landscape area adjacent to the street, walkways are located near the building where possible. The plant materials are appropriate to the site configuration and use.*
11. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects; lighting is compliant with code requirements.*

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions.

REASONS FOR APPROVAL:

The project meets the General Plan Projected Land Use and Projected Residential Density for this site.

1. The project will meet the development standards required under the Zoning and Development Code.
2. The PAD overlay process was specifically created to allow for greater flexibility, to allow for increased heights.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

Site Plan

1. The site plan is approved as submitted (January 23, 2015), minor modifications may be reviewed through the plan check process of construction documents; major modifications will require submittal of a Development Plan Review.
2. Provide 5'-6" wide public sidewalk along street frontages as required by Traffic Engineering Design Criteria and Standard Details.
3. Provide service yard and mechanical yard walls that are at least 8'-0" tall as measured from adjacent grade and are at least the height of the equipment being enclosed, whichever is greater. Verify height of equipment and mounting base to ensure that wall height is adequate to fully screen the equipment.
4. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
5. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

Floor Plans

7. Exit Security:
 - a. Provide visual surveillance by means of fire-rated glazing assemblies from office stair towers into adjacent circulation spaces.

- b. In instances where an elevator or stair exit in the office or garage is within 21'-0" of an alcove, corner or other potential hiding place, position a refracting mirror to allow someone in the exit doorway to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

8. The materials and colors are approved as presented (January 23, 2015):
 - Roof – flat with parapet
 - Primary Building Material – EFIS Painted Dunn Edwards Colorado Trail DE6117, LRV 30 (medium tan)
 - Accent Building Color – EFIS Painted Dunn Edwards Sunken Ship DEA148, LRV 9 (dark brown)
 - Window Mullions – Medium Bronze
 - Glazing low-E rated – BronzeProvide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Conceal roof drainage system within the interior of the building.
11. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.
13. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Lighting

14. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

Landscape

15. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
16. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
 - f. Design irrigation so that existing plants on site or in frontages are irrigated as part of the reconfigured system at the conclusion of this construction.
 - g. Provide temporary irrigation to existing landscape (on site or in the adjacent public right of ways) for period of time that irrigation system is out of repair.
 - h. Repair existing irrigation system where damaged by work of this project.
 - i. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
17. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite

application with plastic.

18. Trees shall be planted a minimum of 20'-0" from any existing or proposed public water or sewer lines. The tree planting separation requirements may be reduced from the waterline upon the installation of a linear root barrier, a minimum of 6'-0" parallel from the waterline, or around the tree. The root barrier shall be a continuous material, a minimum of 0.08" thick, installed 0'-2" above finish grade to a depth of 8'-0" below grade. Final approval subject to determination by the Public Works, Water Utilities Division.

Signage

19. Provide address signs on the building elevation facing the street to which the property is identified.
 - a. Conform to the following for building address signs:
 - 1) Provide street number only, not the street name
 - 2) Compose of 12" high, individual mount, metal reverse pan channel characters.
 - 3) Self-illuminated or dedicated light source.
 - 4) Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
 - 5) Do not affix number or letter to elevation that might be mistaken for the address.
 - b. Utility meters shall utilize a minimum 1" number height in accordance with the applicable electrical code and utility company standards.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: <http://www.tempe.gov/city-hall/public-works/engineering/standards-details> or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Development Services forms at this link: <http://www.tempe.gov/city-hall/community-development/building-safety/applications-forms>. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **COMMUNICATIONS:**
 - Provide emergency radio amplification for the combined building area in excess of 50,000 sf. Amplification will allow Police and Fire personnel to communicate in the buildings during a catastrophe. Refer to this link: www.tempe.gov/index.aspx?page=949. Contact the Information Technology Division to discuss size and materials of the buildings and to verify radio amplification requirements.
- **PUBLIC ART:** This development has 33,500 s.f. of new construction to be built after 1990; future additions to this site which meet or exceed the Art in Private Development (AIPD) criteria will require public art to be added to this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and

repatriation of the items.

- SECURITY REQUIREMENTS:
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.
 - Follow the design guidelines listed under appendix A of the Zoning and Development Code. In particular, reference the CPTED principal listed under A-II Building Design Guidelines (C) as it relates to the location of pedestrian environments and places of concealment.
 - Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- REFUSE:
 - Enclosure indicated on site plan is exclusively for refuse. Construct walls, pad and bollards in conformance with standard detail DS-116.
 - Contact Public Works Sanitation Division to verify that vehicle maneuvering and access to the enclosure is adequate.
 - Gates for refuse enclosure(s) are not required, unless visible from the street. If gates are provided, the property manager must arrange for gates to be open from 6:00am to 4:30pm on collection days.
- DRIVEWAYS:
 - Correctly indicate clear vision triangles at both driveways on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15'-0" in back of face of curb. Consult Intersection Sight Distance memo, available from Traffic Engineering if needed www.tempe.gov/index.aspx?page=801 . Do not locate site furnishings, screen walls or other visual obstructions over 2'-0" tall (except canopy trees are allowed) within each clear vision triangle.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.

- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

August 8, 1985	Design Review Board approved building elevations, site plan and landscape plan for East Valley Administration Center, an office building in the I-1/I-2 Light and General Industrial Districts.
August 28, 1986	Final inspection for construction of the new building.
January 15, 2008	Hearing Officer approved a Use Permit to allow a hospital in the General Industrial District.
August 12, 2008	Development Review Commission approved a 9,955 s.f. building addition to the existing office building, including the elevations, site plan and landscape plans for a conversion of the office to hospital use.
February 5, 2009	City Council approved a Subdivision Plat to combine seven lots into one 4.589 acre lot.
February 26, 2010	Final Certificate of Occupancy on conversion of an existing office building to a medical facility.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review
 Section 6-308, Use Permit



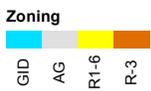
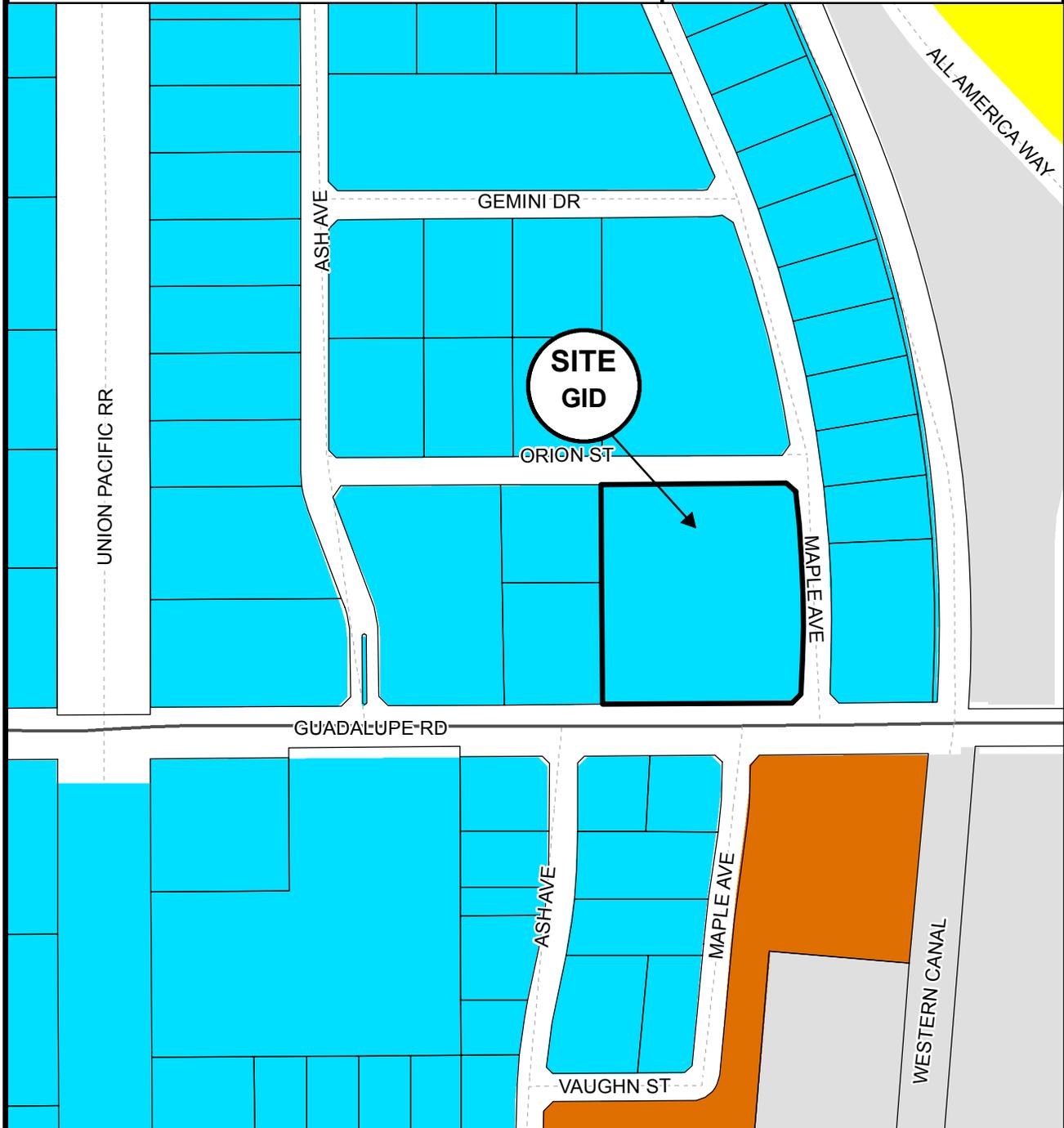
DEVELOPMENT PROJECT FILE
for
AURORA (PL140460)

ATTACHMENTS:

1. Location Map
2. Aerial
- 3-4. Letter of Explanation
5. Site Plan A.1
6. Landscape Plan A.2
- 7-8. Building Elevations A.5-A.6
- 9-10. Color Elevations
- 11-12. Floor Plans A.3-A.4
13. Sections
14. Materials
15. Photos

AURORA BEHAVIORAL HEALTH

PL140460



Location Map

AURORA BEHAVIORAL HEALTH**PL140460****Aerial Map**



January 22, 2015

Regarding: Aurora Behavioral Health Hospital 63 Bed Expansion
Letter of Explanation

The purpose of this letter is to explain and justify the expansion of the Aurora Behavioral Health Hospital in Tempe and its proposed design in order to help facilitate understanding of the design intent for the Design Review application.

The Aurora Behavioral Hospital in Tempe provides for the inpatient treatment of patients with acute psychiatric disorders. This psychiatric facility has been in use since 2009 when it was renovated from an existing office building. The current facility is open 24 hours, employs approximately 130 staff and is capable of inpatient treatment of up to 77 patients at a time. The average inpatient stay is 10 to 14 days and patients receive visitors on average of only twice per stay. The facility also has a small outpatient component for less acute behavioral care which sees approximately 200 patients per day.

The Aurora Behavioral Hospital has been in operation for over four years. In that time there have been no reported incidents involving the patients or staff at the facility, nor reports of unwanted or disruptive ambient conditions (such as noise, odor, smoke, heat, etc) and no traffic or parking issues have been brought to the attention of the facility from the neighboring buildings. The facility stays in contact with its neighbors and maintaining that relationship is a high priority.

Due to the high demand for inpatient psychiatric treatment in the Tempe area, this facility is proposing to expand from their existing 77 Beds to 140 Beds, by way of a 63-bed, 2-story addition housing 3 additional patient units of 21 beds ea. The expansion will also relocate the existing outpatient services in order to allow space for some additional program specific treatment areas. This expansion will employ an additional 32 staff will be operated the same as the existing facility; creating no disruptive nuisance, ambient or otherwise.

Though the size of the facility is increasing, the current onsite parking is well over code minimum and operation has proven that vehicular traffic and parking is mostly staff. Patients are usually dropped off at admittance and due to the nature of the facility visitors are minimal. This results in a use that sees much less vehicular traffic than other healthcare facilities. Though the proposed site layout meets the minimum requirement for onsite parking, we expect that in actual use, there will still be a parking surplus. Because of the type of facility, there is almost no pedestrian traffic to the center, just the normal pedestrian flow past it in the neighborhood. Due to this, we have increased the streetside landscape area at the north edge of the addition in order to visually buffer the facility's expansion as it pushes closer to the streetscape and pedestrian traffic past it.

The design of the addition has been undertaken in such a way as to be synergistic with the existing facility as much as possible. Since the proposed addition is two story, we have located it attached to the existing two story portion of the facility to create the most appropriate and proportionate attachment. The addition also replaces a large portion of what is now parking lot which improves the streetscape along Orion as well as mitigating heat island effect caused by the large asphalt lot.

The addition will use the same exterior finishes and general detailing as the existing building. Though most of the existing building is one story and has a minimalist, horizontal design, the articulation of these existing design elements on the proposed addition is done in a way to bring visual interest to the addition while breaking up its larger mass. The windows are punched openings rather than continuous ribbons in order to break up the larger mass of the addition. Horizontal banding accent elements have been added as well to help provide visual interest and break up the building mass. The dark accent brown used in very small amounts at the existing building is utilized more on the proposed expansion; accenting the detail at the outpatient entry as well as the vertical mass at the north end and the mechanical screen on the roof further help visually break up the building mass and provide visual interest. The number of these accent bands increases at the base of the building to provide more accent and movement at the pedestrian level. Using the elements and finishes from the existing building and articulating them in a way that helps break up the mass of the addition allows the addition feel like a natural extension of the existing facility executed in a way more appropriate to its scale.

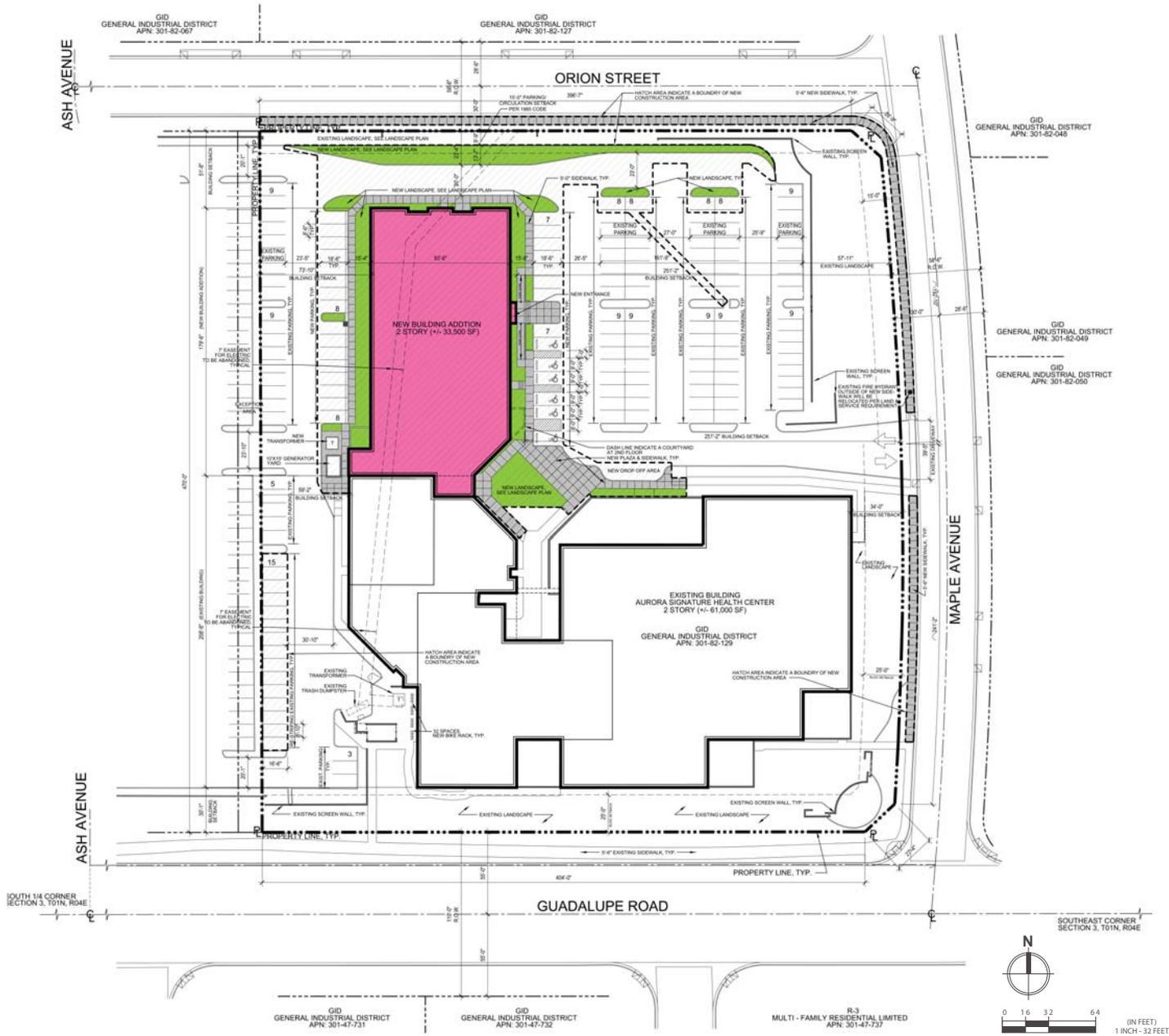
We feel that the proposed design meets the increasing demand for mental healthcare in Tempe in a way that is appropriate to its existing context and is consistent with the objectives and policies of the City of Tempe.

If there are any questions, please feel free to email me at aj.plank@in2itarchitecture.com or call me at 702-852-2252.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.J. Plank', with a stylized, flowing script.

A.J. Plank Assoc. AIA, LEED AP BD+C
Design Director



PROJECT SITE DATA

Project Description:
Existing 77 Bed Psychiatric Hospital
63 Bed Expansion

APN No.: 301-82-129
Jurisdiction: City of Tempe
Zoning: GID
Site Area: 4.61 Acres (net)
5.80 Acres (gross)
Application: CUP

Existing Building Area: 61,000 sf
New Addition: 33,500 sf
Total Building Area 94,500 sf

% of lot coverage : 47.30%
Height of Bldg. : 30'-0" (T.O.P.)
35'-4" (T.O.Mech. Screen)
Number of stories : 2 stories
Type of Construction : I-2
Automatic fire extinguisher sys. : yes

Parking Required:
(parking calculated using two highest staff shifts)

77 Beds x .5	= 39 spaces (existing)
+63 Beds x .5	= 32 spaces (new)
6 Doctors x 1	= 6 spaces
+ 4 Doctors x 1	= 4 spaces
124 Staff x .5	= 62 spaces
+28 Staff x .5	= 14 spaces
Total Existing	=107 Spaces
Total New	= 50 spaces
Total Required	=157 spaces

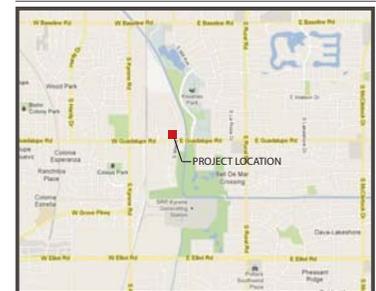
Proposed Parking Provided =157 spaces

H/C Parking Required: = 6 spaces (1 Van)
Proposed H/C Parking: = 6 spaces (1 Van)
Bike Rack: = 32 spaces

COLOR LEGEND

- New building addition
- New Landscape area
- New Hardscape area
- Boundry of new construction area

VICINITY MAP



FINISH MATERIAL LEGEND

- 01 Painted EIFS - to match existing color
- 02 Painted EIFS (accent) - to match existing color
- 03 Building address number (12" high self illuminated)
- 04 Low-E glazing (to match existing color)
 - mullions - med. bronze
 - glazing 1/4 float glass bronze
- 05 Light fixture (to match existing color)
- 06 New signage
- 07 Mechanical screen



PHOTO FOR REFERENCE USE ONLY
 EXISTING EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ATTACHMENT 6

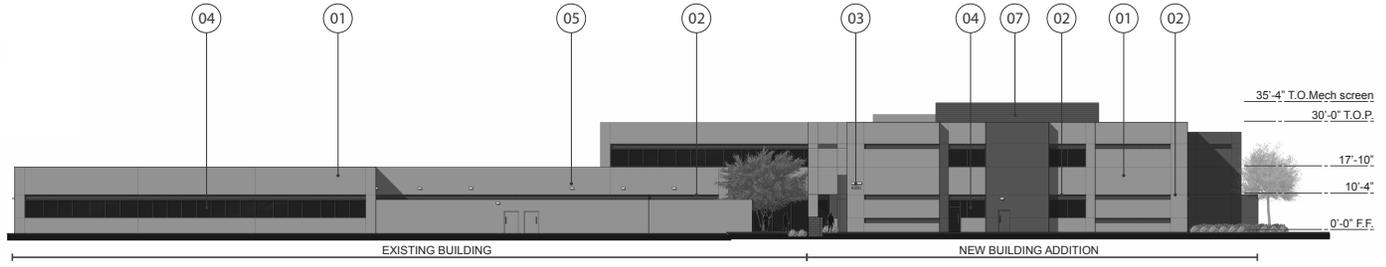


FINISH MATERIAL LEGEND

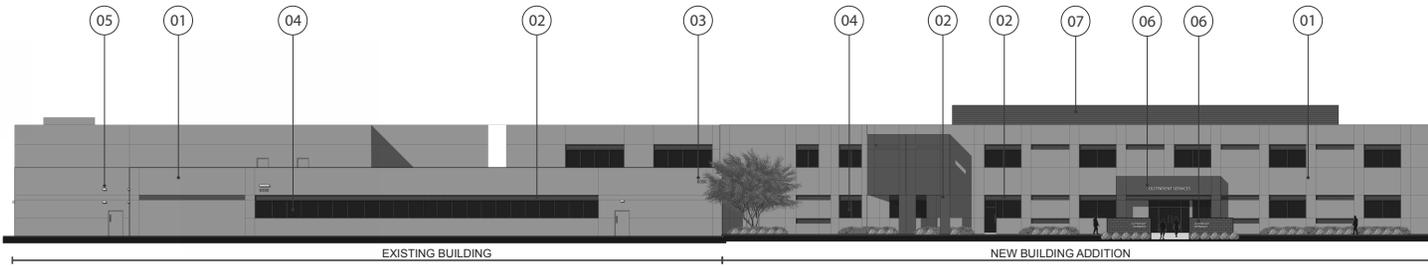
- 01 Painted EIFS - to match existing color
- 02 Painted EIFS (accent) - to match existing color
- 03 Building address number (12" high self illuminated)
- 04 Low-E glazing (to match existing color)
 - mullions - med. bronze
 - glazing 1/4 float glass bronze
- 05 Light fixture (to match existing color)
- 06 New signage
- 07 Mechanical screen



35'-4" T.O. Mech screen
 30'-0" T.O.P.
 17'-10" T.O.P.
 10'-4"
 0'-0" F.F.



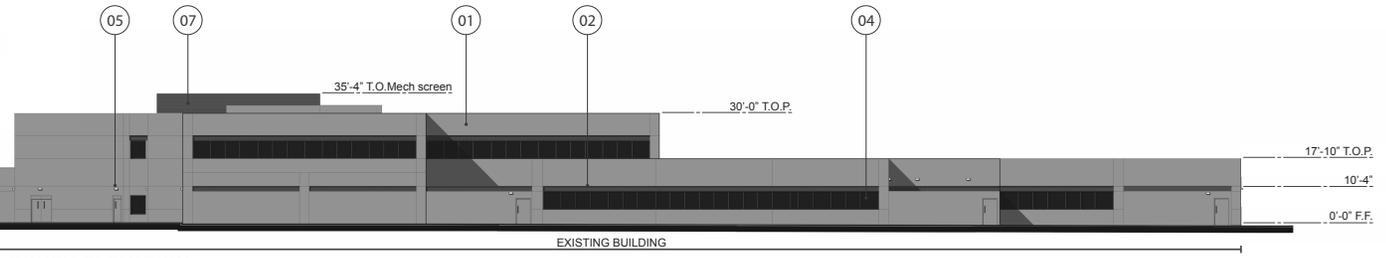
NORTH ELEVATION



EAST ELEVATION



PHOTOS FOR REFERENCE USE ONLY



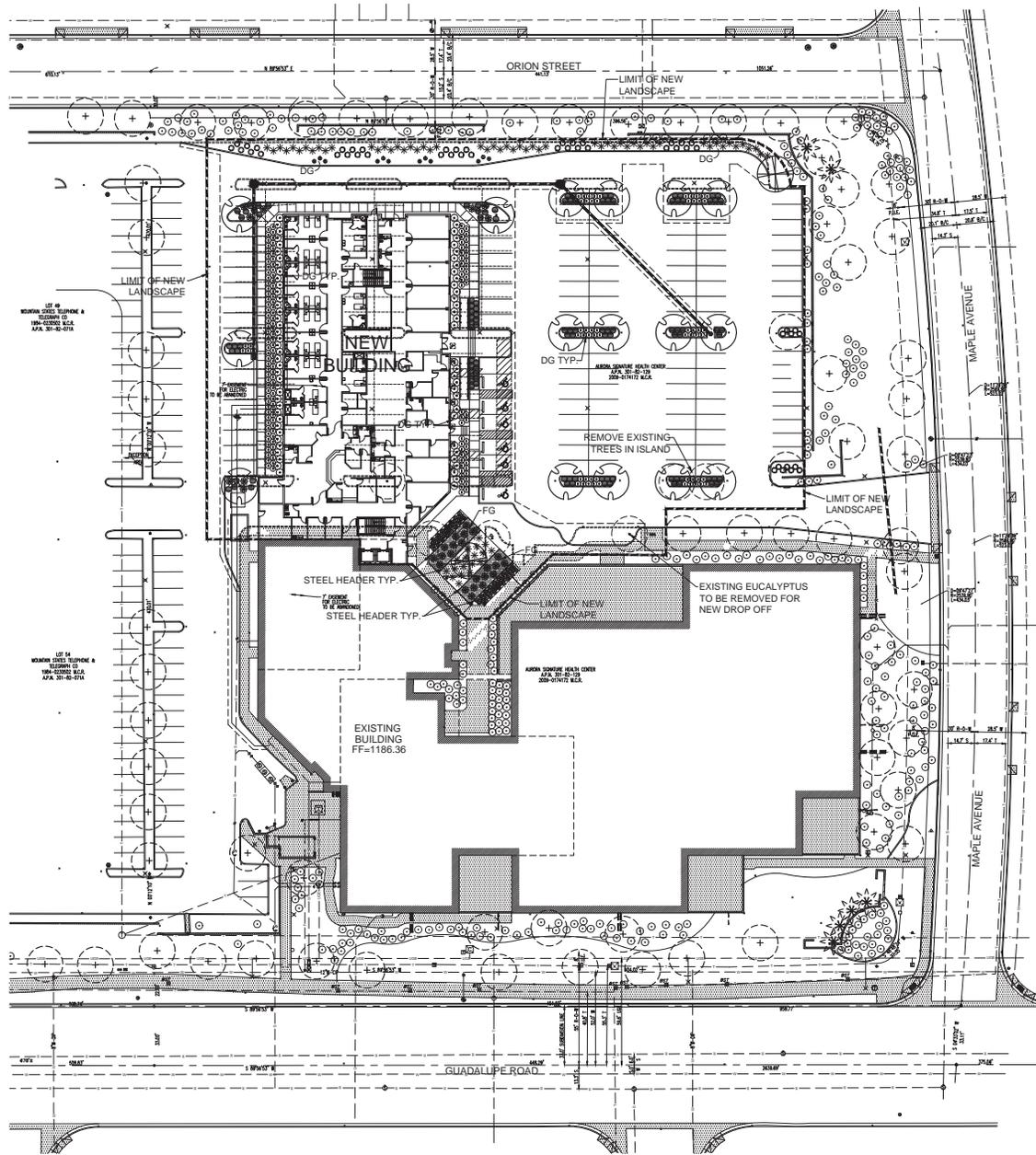
SOUTH ELEVATION



WEST ELEVATION

35'-4" T.O. Mech screen
 30'-0" T.O.P.
 0'-0" F.F.





CONCEPTUAL PLANT LIST

TREES	SIZE/COMMENTS
EXISTING TREE (TO REMAIN)	N/A
EXISTING TREE (TO BE REMOVED)	4 QTY
EXISTING PALM (TO REMAIN)	N/A
CERCIDIUM 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX, LOW BREAKING / 2 QTY
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	24" BOX, LOW BREAKING / 16 QTY
SHRUBS	SIZE/COMMENTS / HEIGHT PER TEMPE ZDC
EXISTING SHRUB (TO REMAIN)	N/A
RUPELLIA PENINSULARIS / BAJIA RUELLIA	5 GAL, 72 QTY / 3'
ALOE VERA / MEDICINAL ALOE	5 GAL, 31 QTY / 2'
MUHLENBERGIA RIGIDA / 'NASHVILLE' GRASS	5 GAL, 73 QTY / 2'
GROUNDCOVER	SIZE/COMMENTS / HEIGHT PER TEMPE ZDC
LATANA 'NEW GOLD' / 'NEW GOLD' LANTANA	1 GAL, 105 QTY / 2'
ROSMARINUS 'H. CARPET' / 'HUNTINGTON CARPET' ROSEMARY	1 GAL, 198 QTY / 2'
CONVOLVULUS CNEORUM / BUSH MORNING GLORY	1 GAL, 47 QTY / 2'
RUPELLIA 'KATIE' / 'KATIE' RUELLIA	1 GAL, 91 QTY / 2'
DG	DECOMPOSED GRANITE / 2" THICK TYP / SIZE AND COLOR TO MATCH EXISTING
FG	1'-3" EXPRESS BROWN / 2" THICK TYP / FRACTURED GRANITE

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING, 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. ALL HEADER TO BE STEEL 3/16" X 4" COLD ROLL STEEL.

LANDSCAPE AREA

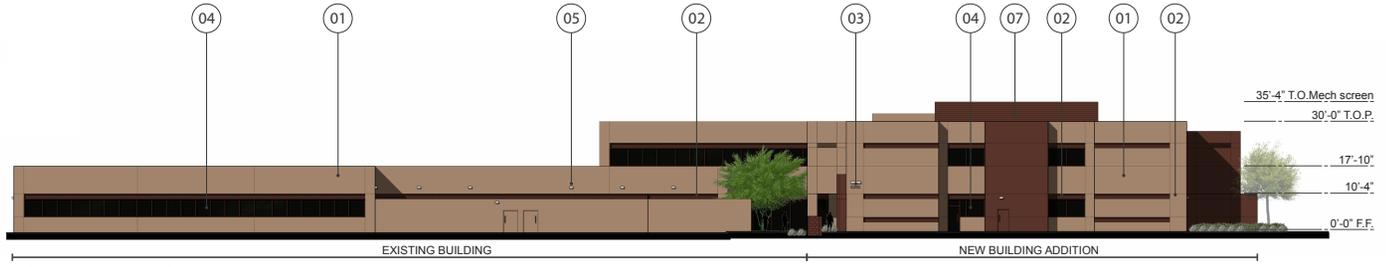
SITE NET SQ FT. 199,817 SQ FT
 L/S AREA: 49,311 SQ FT
 L/S %: 25%

CONCEPTUAL PLANTING PLAN

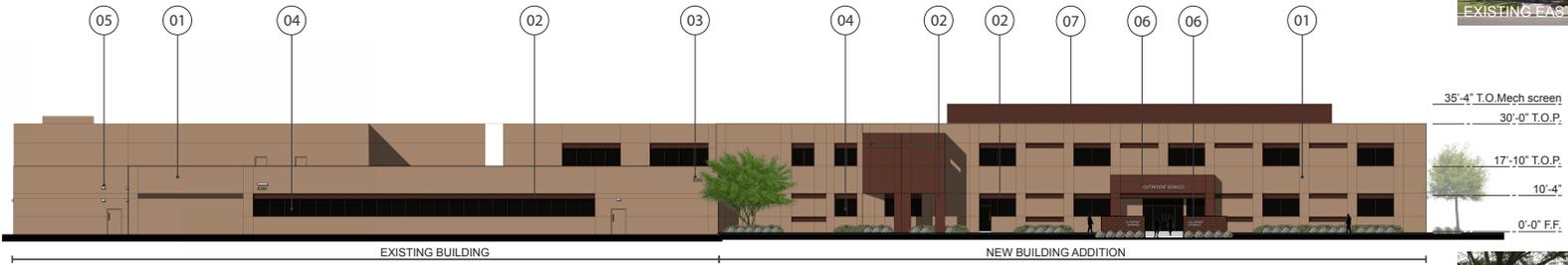


FINISH MATERIAL LEGEND

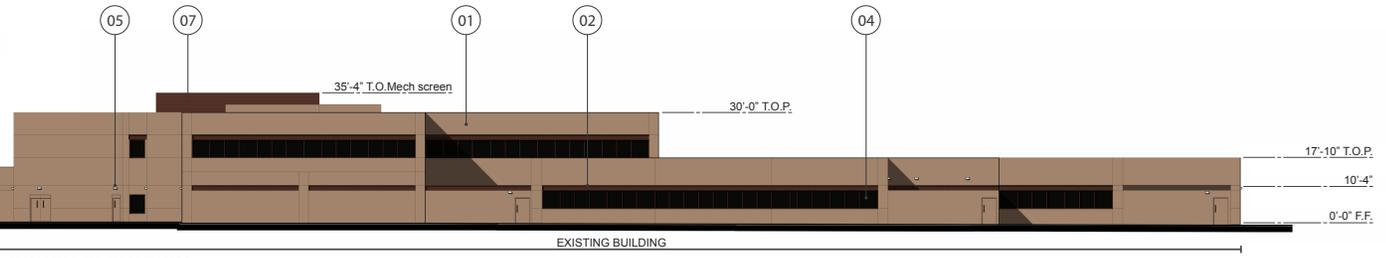
- 01 Painted EIFS - to match existing color
- 02 Painted EIFS (accent) - to match existing color
- 03 Building address number (12" high self illuminated)
- 04 Low-E glazing (to match existing color)
 - mullions - med. bronze
 - glazing 1/4 float glass bronze
- 05 Light fixture (to match existing color)
- 06 New signage
- 07 Mechanical screen



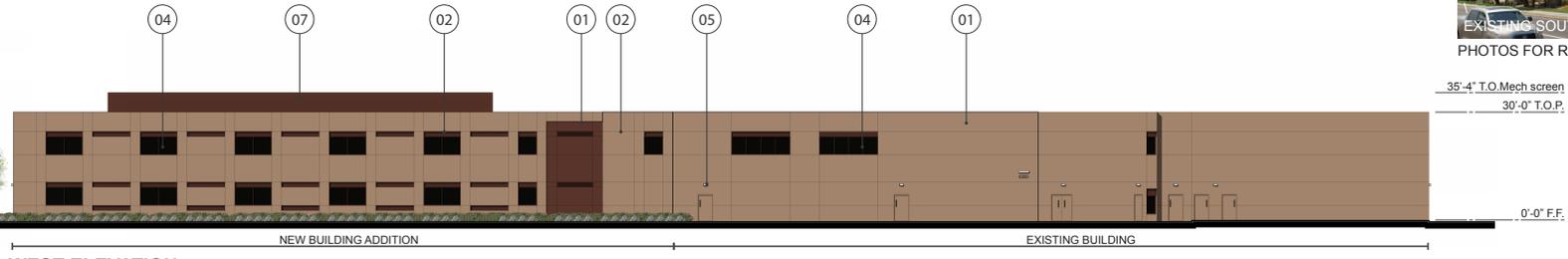
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PHOTOS FOR REFERENCE USE ONLY



FINISH MATERIAL LEGEND

- 01 Painted EIFS - to match existing color
- 02 Painted EIFS (accent) - to match existing color
- 03 Building address number (12" high self illuminated)
- 04 Low-E glazing (to match existing color)
 - mullions - med. bronze
 - glazing 1/4 float glass bronze
- 05 Light fixture (to match existing color)
- 06 New signage
- 07 Mechanical screen



PHOTO FOR REFERENCE USE ONLY
 EXISTING EAST ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ATTACHMENT 10

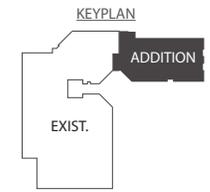




FLOOR PLAN DATA

- Existing building / not a part
- Patient care Unit A (8,835 sf)
- Clinical off-unit (2,120 sf)
- Outpatient services (4,600 sf)
- Vertical circulation
- Corridor/ BOH/ Courtyard

Existing Building Area:	61,000 sf
Addition:	33,500 sf
- Level 1 (16,757 sf)	
- Level 2 (16,743 sf)	
Total Area	94,500 sf



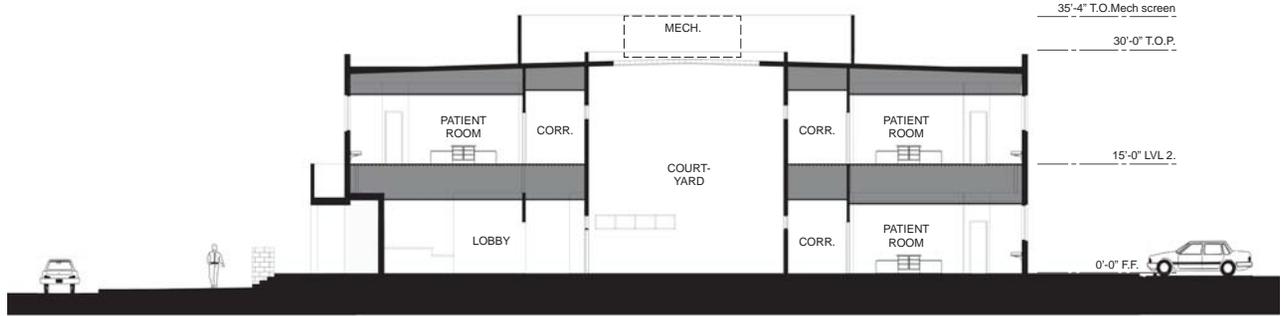


FLOOR PLAN DATA

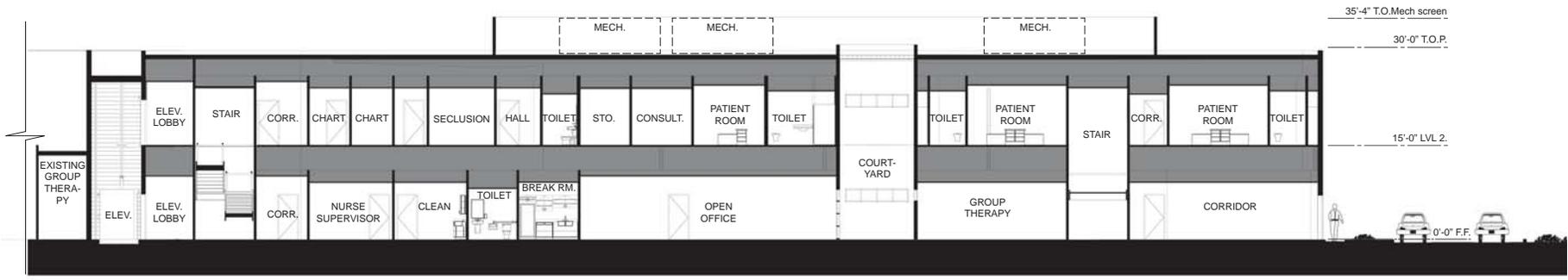
- Existing building / not a part
- Patient care Unit B (7,745 sf)
- Patient care Unit C (7,675 sf)
- Outpatient services (810 sf)
- Vertical circulation
- Corridor/ BOH/ Courtyard

Existing Building Area:	61,000 sf
Addition:	33,500 sf
- Level 1 (16,757 sf)	
- Level 2 (16,743 sf)	
Total Area	94,500 sf





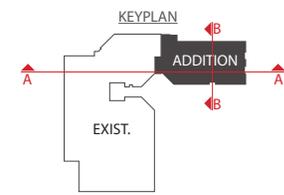
SECTION B-B



EXISTING BUILDING

NEW BUILDING ADDITION

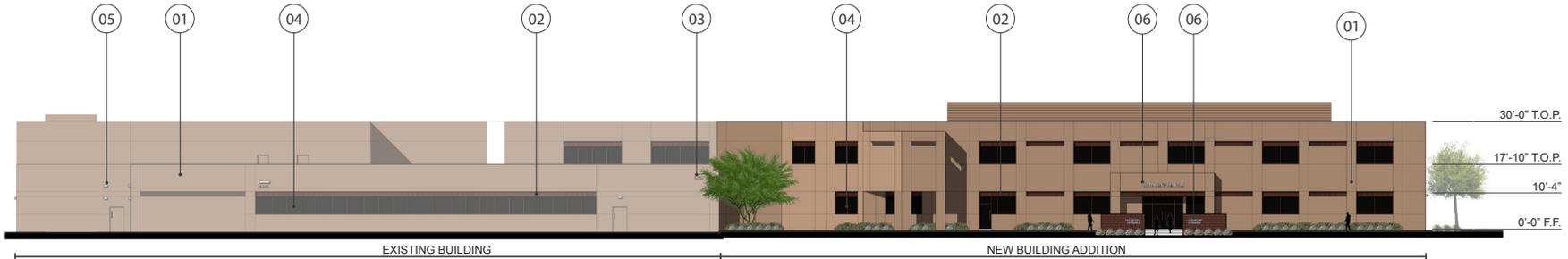
SECTION A-A



P:14102
 01.23.2015

Sections

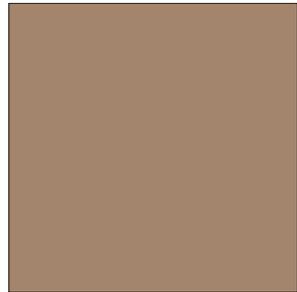
A.7



EAST ELEVATION



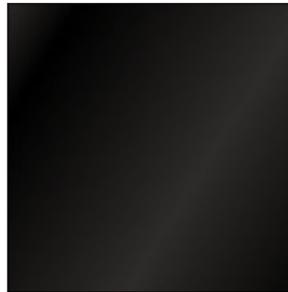
EXISTING EAST ELEVATION
PHOTO FOR REFERENCE USE ONLY



01 Painted EIFS
Dunn Edwards Paint
Colorado Trail
DE6117
LRV = 30
(to match existing paint)



02 Painted EIFS
Dunn Edwards Paint
Sunken Ship
DEA 148
LRV = 9
(to match existing paint)



04 PPG Glass
Bronze Solar control
Low-E Glass
(to match existing glass)

FINISH MATERIAL LEGEND

- 01 Painted EIFS - pure ivory to match existing color
- 02 Painted EIFS (accent) - hacienda to match existing color
- 03 Building address number (12" high self illuminated)
- 04 Low-E glazing (to match existing color)
 - mullions - med. bronze
 - glazing 1/4 float glass bronze
- 05 Light fixture (to match existing color)
- 06 New signage



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