

**Project Narrative  
for**

***A.T. Still University  
Expansion***

**Planning & Zoning Submittal  
City of Mesa  
PS15-089**

**A Planned Educational & Employment Development  
Located at:**

**5850 East Still Circle  
(NW Corner of East Baseline Rd. and South Recker Rd.)  
Mesa, Arizona 85206**

**November 30, 2015  
Revised: February 29, 2016**

## **Basic Overview of Project Proposal**

A.T. Still University (ATSU) of Health Science is a private, not-for-profit university founded in 1892. The University is nationally and internationally recognized as a leading, graduate level, health science University and founding institution of osteopathic medicine. ATSU is comprised of two residential campuses: the original campus established in Kirksville, Missouri in 1892, and the Mesa campus, which opened in 1995. ATSU is a learning-centered university dedicated to preparing highly competent professionals through innovative academic programs with a commitment to continue its osteopathic heritage and focus on whole person healthcare, scholarship, community health, inter-professional education, diversity, and underserved populations.

ATSU is expanding to accommodate a 50% growth in students. The new building planned for this site will accommodate this growth, along with 33,000 square feet of currently leased area within the three adjacent medical office buildings. ATSU's new building will offer technologically advanced teaching facilities, new student life functions, and expansion space for the growth of faculty and staff. The new student life functions will include a bookstore, library facility, study areas, computer lab, a café and student collaboration facilities that will extend student dwell times on site, thereby reducing parking lot turnover and increasing parking demand.

This submission is for Site Plan Review of a parcel of land located at 5850 East Still Circle, northwest of East German Road and South Recker Road, referred to herein as A.T. Still University Expansion, a planned academic campus comprised of four existing buildings totaling 195,000 square feet and a new 3-story building of 125,000 square feet. A Pre-Application Conference submission was made to the City of Mesa for this proposal on November 3, 2015, and a meeting was held with planning representatives on November 23, 2015.

The subject area being proposed for expansion consists of 3 contiguous parcels that include the 5850 A.T. Still Academic Building, the Ross Farnsworth YMCA and the Arizona Health & Technology Park, comprised of three medical office buildings developed by and leased from The Alter Group. The parcels are presently zoned LI-PAD (Light Industrial) in the City of Mesa General Plan Educational Campus Specialty District, which allows for the development of academic classroom buildings and faculty office facilities. No change in the zoning classification of the parcels is being requested as part of this development proposal.

The overall project master PAD plan was modified in 2007 (Z07-88) to allow development of the YMCA and the construction of future intergenerational student and assisted living housing. A shared parking study was approved indicating 588 spaces would be required with the Phase I components of the site.

This proposal requires modification to the current PAD zoning. The development includes the proposed new 3-story academic building of approximately 125,000 sf and adjacent parking structure, as well as a future phase, which would include the intergenerational student housing/assisted living complex previously approved. The parking structure is being proposed to reduce expansion of surface parking lots and provide closer proximity for pedestrians to the new and existing academic buildings,

while preserving the northern third of the site for future growth. This proposal organizes the various land use activities in a comprehensive manner to the benefit of both the development and the surrounding area providing an exceptional opportunity for the University to improve its educational facilities and expand its student enrollment and the City of Mesa to capture related employment the expansion would generate.

## **Description of Proposed Site Improvements**

A general description of the proposed improvements is provided herein;

### **A. Building Orientation and Site Circulation**

The site development is comprised of four existing buildings, with vehicular access from a center spine road (East Still Circle). The existing buildings have been oriented to provide a consistent image along the main drive and common pedestrian access for students and faculty. The new academic building will be sited in a prominent location along East Still Circle, creating a strong brand identity for the University and visually linking the existing buildings on either side of the main drive. Close proximity to the existing 5850 academic building minimizes travel distances between classrooms in both buildings.

Access to the campus will be enhanced with improved entry identification signage at Baseline Road, leading to a prominent vehicular “gateway” at the corner of Sunview and East Still Circle. The gateway will consist of a vertical signage pylon at the center median, as well as horizontal signage at each side of the intersection. Vertical light poles with campus banners on either side of East Still Circle will further improve the visibility of the campus entry during both day and night.

The banners attached to the light poles will identify the University’s core programs and brand identity, and guide visitors, students and faculty to the new campus parking garage. The breezeway on the ground floor of the new academic building will function as both the building entry and the pedestrian “gateway” to the academic core of the campus. This gateway, visible from both the parking garage and East Still Circle, will provide a sense of arrival and reinforce campus identity. Additionally, wayfinding signage to direct pedestrians between academic buildings will be developed as part of the design process.

### **B. Parking and Design**

#### **Parking**

Parking shall be in general conformance with the requirements listed in Mesa Zoning Ordinance, which requires for 1 stall per 200sf (5/1000) and allows this to be increased to 125%. The project presently shows 1,505 spaces (7/1000), which is 20% above the 125% maximum allowable requirement.

The 2007 PAD Modification originally required 785 parking spaces to meet minimum Code requirements with a café in the YMCA. A reduction was allowed to 588 spaces, assuming that students housed at the future intergenerational student housing/assisted

living complex would share the academic building parking, avoiding a double-up of code required spaces. Because of the off-set of parking demand of commuting students by students housed on campus, it is understood that the future housing would not require further additional parking.

Approximately 490 spaces had been constructed for the initial 92,000 sf Academic building and 100 spaces for the YMCA, with another 620 spaces provided within the Arizona Health & Technology Park medical office building (MOB) project, adjacent to the campus. The University currently leases 98,000 sf in the MOB park, (approximately 90% of the available leasable area accounting for 560 parking spaces). Of this 98,000 rsf, the School anticipates moving approximately 42,000 sf (43%) of the MOB space into the new Academic building. This would require 240 of the existing MOB parking spaces be displaced to the campus parking areas or garage.

The University prepared an internal audit of student parking patterns in September 2012 which demonstrates that based on current student enrollment, overlapping class schedules and 195,000 sf of current building and leased areas, the current parking demand requires up to 1,350 cars parked at any one time for the campus and MOB lots. This converts to a parking ratio of 6.95/1000 sf on 195,000 sf. Up to 170 cars have been documented parking on adjacent streets. And as previously noted, the new academic building will include new student life functions that will extend student dwell times on site, thereby reducing parking lot turnover and increasing parking demand.

57,000 sf will remain leased in the existing MOBs, leaving 215,000 sf of new and existing building programmed area on the campus grounds. Using the 7.0/1000 ratio yields a total peak demand of 1,505 spaces. After construction of the new Academic Building, 290 of the existing surface spaces will remain requiring that 1210 new spaces be provided to meet the 7.0/1000 objective.

In addition to the automobile parking, 30 motorcycle/scooter parking positions are provided to meet the required ratio of 1 motorcycle/scooter parking position/50 automobiles. 30 bicycle parking positions are also being provided. While 30 bicycles represents just 10% of the ratio of 1 bicycle for each 50 cars prescribed for universities in the zoning ordinance, the nature of the ATSU education and its location make commuting via bicycle virtually impossible and demand for bicycle parking non-existent. ATSU students must carry lap-tops and a classroom wardrobe change. Furthermore the site is largely land-locked by the Superstition Freeway with no bike trails or paths in the vicinity.

The Site Plan as submitted shows a new parking structure of 1064 cars, strategically sited to provide convenient walkable parking close to the academic core. Structured, as opposed to surface parking, creates a compact, dense campus with a sense of place, and preserves land for future expansion. The parking garage has been strategically located to the east of the new Academic Building directly across Still Circle Road. This location, with its close proximity to both the academic facilities to the west and medical office buildings to the south, is critical to minimizing travel distances between parking, classes and student participation in clinical activities.

The proposed garage location also allows for a clear and organized pedestrian circulation path between the various buildings, well separated from the driveways at the northwest corner of the garage. Special textural paving will be used at the crosswalk connecting the vertical circulation core at the southwest corner of the parking garage and circulation from the medical office buildings with the iconic gateway portal through the new academic building to further accentuate and enhance the pedestrian pathway. All sidewalks and street crossings will be ADA compliant and all parking driveways will have clear sight vision triangles free of signage, banners, light poles, landscaping, etc.

An alternate site plan has also been included in this Planning & Zoning Submittal which depicts an all surface parking option. It is the University's desire to maintain this option as part of this submittal recognizing that its implementation would require a future formal site plan resubmittal.

### Screening

Where screening is required by development regulations, a combination of elements shall be used including solid walls and landscaping. The method of screening shall be architecturally compatible with the adjacent building in terms of materials and colors. Trash enclosures, service facilities, will be sited away from project entrances and interior circulation drive aisles.

- Perimeter Public Streets: All car parking areas adjacent residential areas on Recker Road are proposed to be screened with existing masonry screen walls. Screen walls are not proposed along US Hwy 60/Superstition Freeway frontage given that there is a significant height differential adjacent ADOT ROW and parking is not proposed adjacent to the freeway in this phase.
- Parking Garage: Large scale panels with ATSU brand identity graphics will screen the west façade of the garage and activate the view that faces the campus along East Still Circle. The south and east facades will be screened by perforated metal panels designed to provide visual interest.
- Surface Parking: At those surface parking areas where screening is not required, no additional walls or fencing will be provided in order that these areas are kept as open and contiguous as possible for safety and security reasons.

### C. Drainage and retention

The subject site is generally level, with a gentle slope from northeast to southwest. The new site plan will create appropriate retention area(s) to accommodate the on-site retention demands. In accordance with Chapter 8 of the Mesa Engineering Procedures Manual requirements, onsite retention for the 50 year, 24 hour design storm event will be provided.

The entire site is designated within Flood "Zone X," as per latest FEMA map. Flood Zone X is defined as areas of 500-year flood and/or areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.

Half-street surface flows along Recker Road are currently collected through street scuppers into temporary basin wells along the east edge of the site. These will be displaced by the new parking structure. A series of underground piping and catch basins will collect the street flows and upper level parking deck run-off into a retention basin along the south end of the parking structure. This basin will drain into drywells within 36 hours.

The proposed academic building and associated hardscape will drain to the large existing retention basin located northwest of the intersection of East Still Circle and Sunview Drive. Retention requirements will adhere to the City of Mesa Design Criteria.

#### D. Architecture

##### Architectural Character and Style

The provisions of this section propose an attractive architectural design and materials that will create a consistent educational campus vocabulary. Areas surrounding the academic buildings, and exposed more directly to Recker Road and the center spine drive aisle, will include a higher level of articulation and enhanced detail as appropriate for those frontages.

A contemporary style is proposed, compatible with the existing buildings with strong forms, sophisticated colors, textural materials and overhangs providing shade and shadow create significant architectural identity at a pedestrian scale while providing additional detail and scale elements to enhance the pedestrian experience. The breezeway in the new building will function as both the building entry and the “gateway” to the campus, providing a sense of arrival and campus identity. Classroom entrances shall be featured at the mid-points of the building. Attention will be focused on the enhanced corner and end design elements, maximizing the visual impact of walls and an attractive desert landscape palette.

Elevations of the building incorporate design elements that promote an enhanced, “campus-like” appearance within the context of the development. Visual interest is promoted through an interesting composition of asymmetrical design elements, a variety of materials, color accents, unique glass window treatments that complement the building massing, accent lighting and thoughtful landscaping that screens or accents as appropriate. Varied panel height articulation, color patterning, architectural reveals and integrated sandstone architectural elements will be featured providing for a cohesive and visually pleasing architectural design solution on all four sides of the building.

The desirable architectural design elements proposed for these buildings include:

- Parapet height variation, combined with color modulation, to break down the building’s mass;
- Color, texture, shade and shadow through creative use of materials on all four corners;
- Building and landscape accent lighting;
- Building entry accentuation with significant canopy elements;
- Vertical accents at building corners with contrasting material elements.
- The buildings shall have clearly defined entrances, incorporating elements such as extensive use of recessed glass, projected canopies or overhangs,

accent lighting for identification and security, enhanced landscaping, textural paving and signage.

- The new Academic Building in particular will incorporate various solar control and light harvesting strategies including the central breezeway, horizontal shade elements, recessed glazing with overhangs and a special light diffusing solar-film treatment at the glass transoms.

**Mesa Zoning  
Ordinance - 11-7-2  
Employment Districts**

Requirement	LI District	PAD Request	Justification
Minimum Site Area (Acre)	1		Complies
Minimum Lot Width (ft)	100		Complies
Minimum Lot Depth (ft)	100		Complies
Maximum Height (ft)	40	54.5	The proposed building height represents a modest increase (<10%) from the existing academic building. The slightly increased floor to floor heights and greater window areas are largely driven by the desire to better utilize natural daylight to reduce energy consumption.
Frontand Street Facing Side	Local St: 20'	0'	Private drive
Interior Side and Rear, adjacent to AG Districts	1' / 1' bldg ht w min 20' setback		Complies
Minimum Separation between buildings on same lot (ft)	0		Complies

**Mesa Zoning  
Ordinance - 11-32-2  
Parking Spaces**

Requirement	LI District	PAD Request	Justification
Colleges, Universities	1 / 200 sf	1 / 143 sf	Audit performed by University indicates that their student body being comprised entirely of commuting students demands greater parking than typical colleges or universities.

**Building Material and Colors**

Particular attention to detail is given to all sides of the building so that the main architectural theme/style is articulated on all four sides. Materials and/or colors are carried from the main elevation throughout the entire design of the building to produce a comprehensive design solution with specific emphasis as functionally and visually appropriate.

*Proposed Exterior Wall Material:* Exterior wall materials consist of sandstone veneer, and synthetic stucco systems provided with smooth sand finishes. Glazing will be low-reflectance glass with clear anodized framing.

Prescriptive minimum combinations of materials are not indicative of quality architectural design, but at least three different wall materials will be used at building corners. Glass window wall and steel canopies and accents make up the remaining exterior wall area.

*Exterior Materials Parking Structure:* The Parking Structure shall conceal parked cars at grade and its first elevated level by means of a combination of opaque screen walls and open decorative panels. Painted or galvanized perforated metal screens will articulate and partially screen the east garage façade facing Recker Road and large scale graphic panels will further articulate and screen the garage's west elevation while further enhancing the school's identity. Steel canopy framing and perforated steel decking will provide accent color contrast and emphasis at building entries while providing solar protection.

*Proposed Exterior Wall Colors:* All exterior wall materials will be painted in non-reflective, contemporary, neutral tones. Masonry shall be integrally colored and textured.

A materials board, with proposed colors, will be submitted as a part of the separate Design Review Submittal for final approval along with a site plan, grading & drainage plans, landscape plans, exterior elevations, floor plans, building sections and other exhibits as requested by Planning Staff.

#### Green Building Elements

To the greatest degree possible and consistent with the uses to be developed, the Project will strive to meet the environmental goals of the Green Building practices, wherever practical. This commitment will include the following minimum sustainable practices:

- Use of low water consumption plumbing fixtures and or dual flush;
- Utilize recycled building materials such as; steel, miscellaneous metals, ceiling tile and insulation, composite wood products, gypsum wallboard, fly-ash in the concrete mix and aggregates for asphalt paving.
- Utilize energy efficient lighting and mechanical equipment.
- Stimulate the economy by procuring building materials regionally within 500 miles of project site.
- Paints, coatings, adhesives, sealants, and floor coverings that are low Volatile Organic Compound (VOC) emitting will be used.
- Use of white, highly reflective roofing systems to reduce heat island effects.
- The Parking Garage will also include provisions for future solar panel at its top level.

#### Conceptual Elevations

Included with this submittal are colored exterior elevations and material and color palettes, representative of the proposed building architectural styles, specifics on these proposed building elements are included on those documents for review and approval by City Staff.

#### E. Proposed Land Use

The proposed development is consistent with the provisions of the City of Mesa's General Plan. The development on the existing LI (Light Industrial) zoning classification provides the opportunity for educational facilities and faculty offices to provide employment opportunities that are supportive of the City's General Plan vision. The physical barrier of the freeway to the north, and the access provided by the German Road major arterial makes this site particularly well suited for student access.

## **Landscape Design**

### **Landscaping Theme and Details**

The goal of the landscape design is to create a comfortably scaled development with tree lined streets and public spaces, provide a reflection of the architectural character, height and density of the buildings, and enhance the environment with color and plant variety. Landscaping shall meet the minimum requirements set forth in the Zoning Ordinance.

The majority of the existing trees that will be disturbed by new construction will be Salvaged and reused on site. This will provide a mature look and match the existing landscape areas.

The landscape palette has been selected with consideration given to low water use, visual screening, air quality, shading and long term maintenance. The list of plants proposed for this project are indicated on the drawings as presented with this PAD Modification; these plants were selected from the most current version of the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plants List as required. The landscape will transition from the perimeter area's natural design into a more "urban" concept that is greener and lush at the building entrances and entry drives. Arid-regional and low water use plants will be used throughout and accented by decorative plantings and massing of accents and shrubs. Tree groupings will provide shade for walks and partial screening of the dock areas. Plant placements and landscape architectural design will range from informal at the perimeter and frontage to more formal groupings within the building's hardscape and pedestrian areas, creating an overall theme that will complement the project's architecture.

Foundation plantings shall be planted adjacent to building entries to accentuate the building design and highlight building entrances, while providing a buffer between building and parking areas.

Along Recker Road, Evergreen Bird of Paradise (see landscape concept plan) trees are shown to be planted. Tree species are dictated due to the overhead power lines. Parking Structure driveway entrances shall have increased landscaping and include additional specimen trees.

All retention areas with side-slopes adjacent to the right-of-way and internally shall be landscaped. No retaining walls are shown at the retention basins, as we are able to achieve minimal side slopes.

For the security and safety of its users, area lighting will be provided throughout the newly developed portions of the site. All area lighting will be shielded to mitigate light

pollution and glare into adjacent properties and will be mounted at or below allowable heights.

### Open Space

Given the existing use, the majority of the site's land area will consist of the building footprint and surrounding pedestrian courts. It is anticipated that useable open space shall be provided in the form of shaded outdoor sitting areas that may be shared between buildings. These open space areas shall be fully landscaped, utilize decorative paving materials and plants with large canopies.

### Conclusion

The ATSU Expansion looks to building on the existing strengths of this desert oriented campus which includes academic buildings with a pedestrian connection to three supporting medical office buildings. Density is used as a strategy to create a true pedestrian oriented campus of buildings. A sense of place is created by the siting of the new building, and the pass through entry creates visibility from the perimeter campus access road.

The Expansion will also provide an exceptional opportunity for the City of Mesa to capture business and industry opportunities, which in turn will create job opportunities for existing and future residents.

Based upon the overall information/analysis provided herein, and the companion documents submitted, we believe this Site Plan Review request for the development is consistent with the overall intent and goals of the City of Mesa General Plan, Employment/Industrial Design Guidelines and the provisions of the City's Zoning Ordinance, all of which set forth the vision and expectations for this area and for this type of development.

# A.T. STILL UNIVERSITY

5850 E. STILL CIRCLE  
MESA, AZ

## PROJECT DATA - GARAGE

ADDRESS: A.T. STILL UNIVERSITY  
5850 E. STILL CIRCLE  
MESA, AZ  
LI - PAD

ZONING:

APN: ATSU 5850 BLDG (LOT 9): 141-53-892  
EAST STILL CIRCLE ROW (LOT 10): 141-53-893  
NORTHEAST PARCEL (LOT 8, EMPTY): 141-53-891  
SOUTHEAST PARCEL (LOT 7C, EMPTY): 141-53-890

PHASE II AREA OF DISTURBANCE: 11.44 ACRES

OFFICE BUILDING CONSTRUCTION TYPE: III-B

EXISTING 3 STORY BUILDING AREA: 92,680 S.F.  
NEW 3 STORY BUILDING AREA: 121,700 S.F.  
TOTAL: 215,380 S.F.

### TOTAL PARKING SPACES REQUIRED:

BUILDING PARKING RATIO WAS DETERMINED THROUGH A CAR AUDIT FOR THE EXISTING CAMPUS BUILDING. THIS RATIO HAS BEEN USED TO REDUCE THE NUMBER OF CARS PARKED ON NEARBY LOCAL STREETS.

CITY PARKING RATIOS: 1,072 SPACES  
215,386/200:

CAR AUDIT PARKING RATIOS: 1,506 SPACES  
215,386/143:

EXISTING SURFACE PARKING: 480 SPACES  
DISPLACED BY NEW BUILDING: -221 SPACES  
TOTAL EXIST. SURFACE PARKING: 259 SPACES

NEW SURFACE PARKING: 182 SPACES  
NEW GARAGE PARKING: 1,064 SPACES  
TOTAL PARKING PROVIDED: 1,505 SPACES

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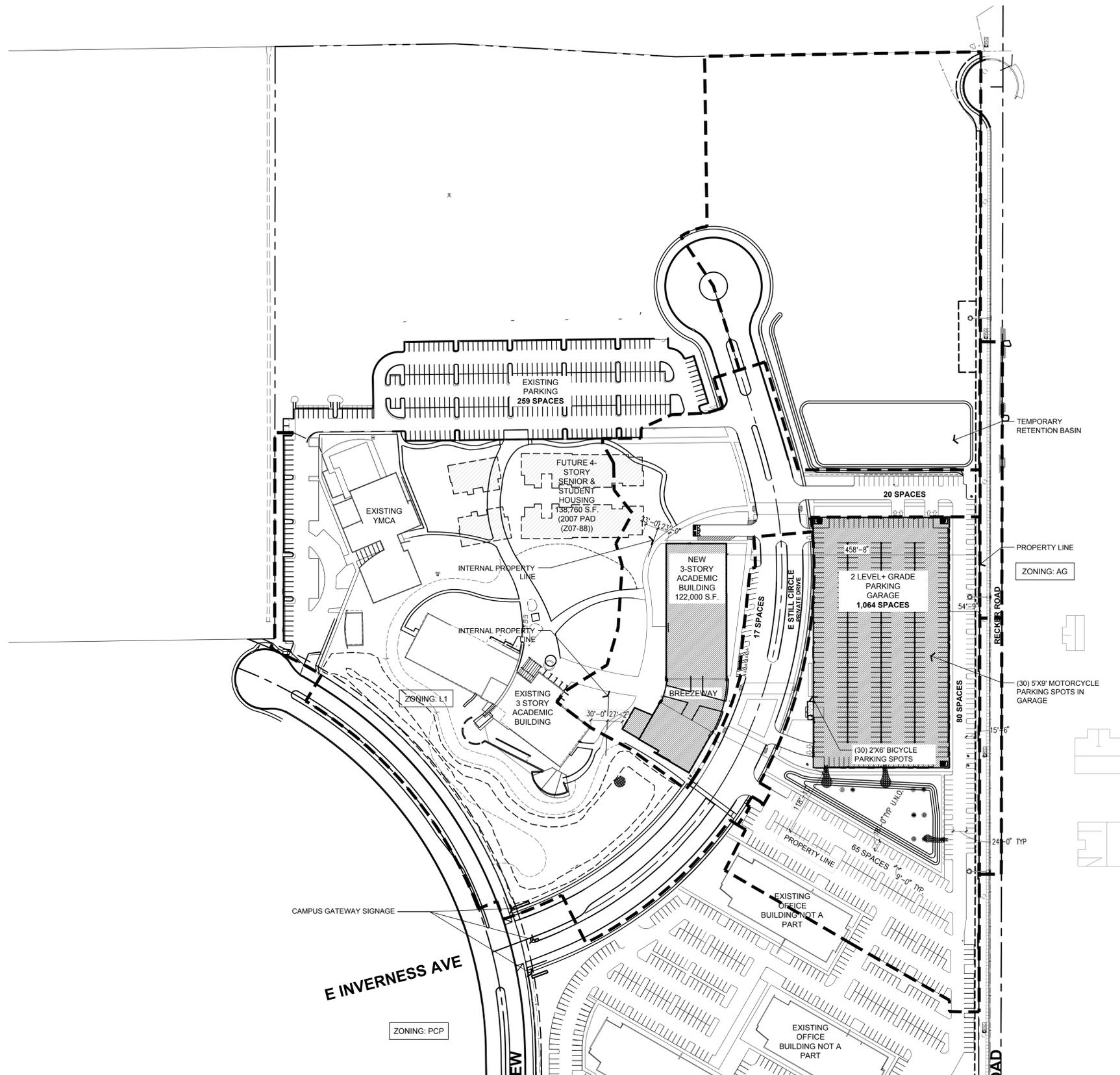
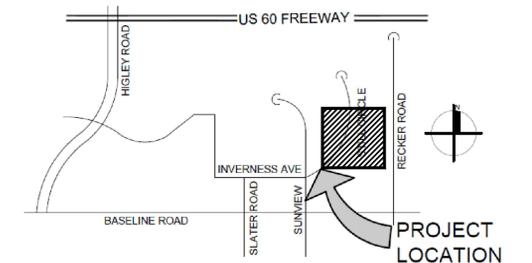
### PROJECT NARRATIVE:

THE A.T. STILL UNIVERSITY EXPANSION IS DESIGNED AS A 3-STORY ACADEMIC BUILDING OF APPROXIMATELY 122,000 S.F. WITH RELATED ON-SITE PARKING IMPROVEMENTS TO AUGMENT THEIR EXISTING CAMPUS LOCATED AT 5850 E. STILL CIRCLE, IN MESA, ARIZONA. THE NEW FACILITY WILL INCLUDE NEW CLASSROOM, FACULTY OFFICES, CLINIC SPACES, SIMULATION LABS AND COMMON AREA INTERACTIVE GATHERING SPACES.

PARKING IS PROPOSED WITH A 2-LEVEL PARKING GARAGE AND AN ALTERNATE OPTION WITH ALL SURFACE PARKING.

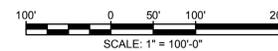
UPON BOARD APPROVAL, CONSTRUCTION IS ANTICIPATED TO START LATE SPRING OF 2016.

### VICINITY MAP



## SITE PLAN WITH GARAGE

SCALE: 1"=100'-0"



Solomon Cordwell Buenz



Butler Design Group  
Architects & Planners

PSP.1

MASTER  
SITE PLAN

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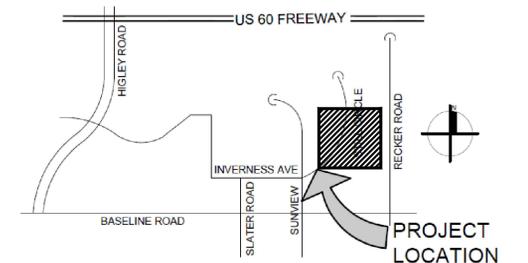
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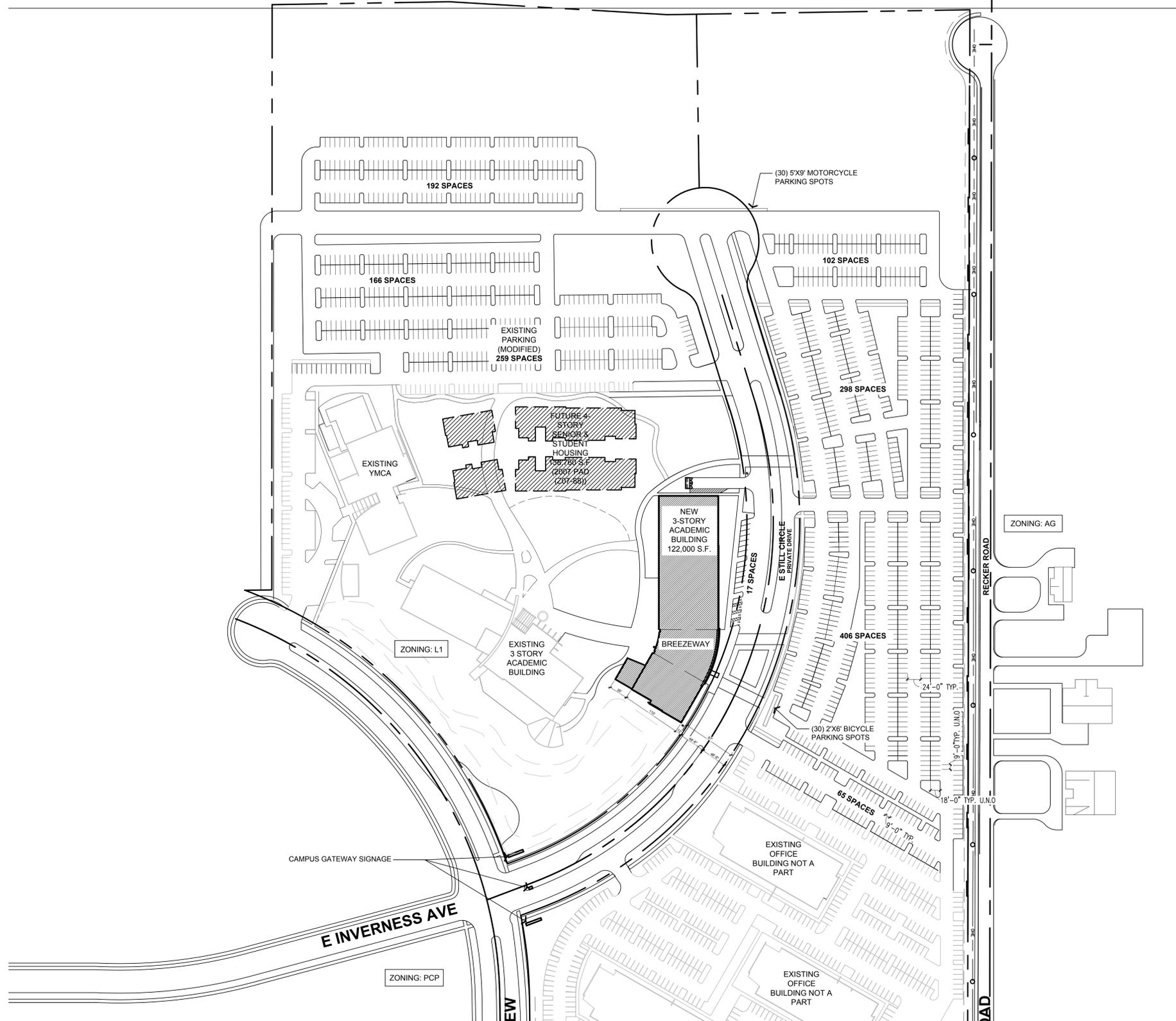
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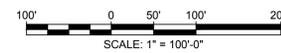


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## SITE PLAN WITH SURFACE PARKING

SCALE: 1"=100'-0"



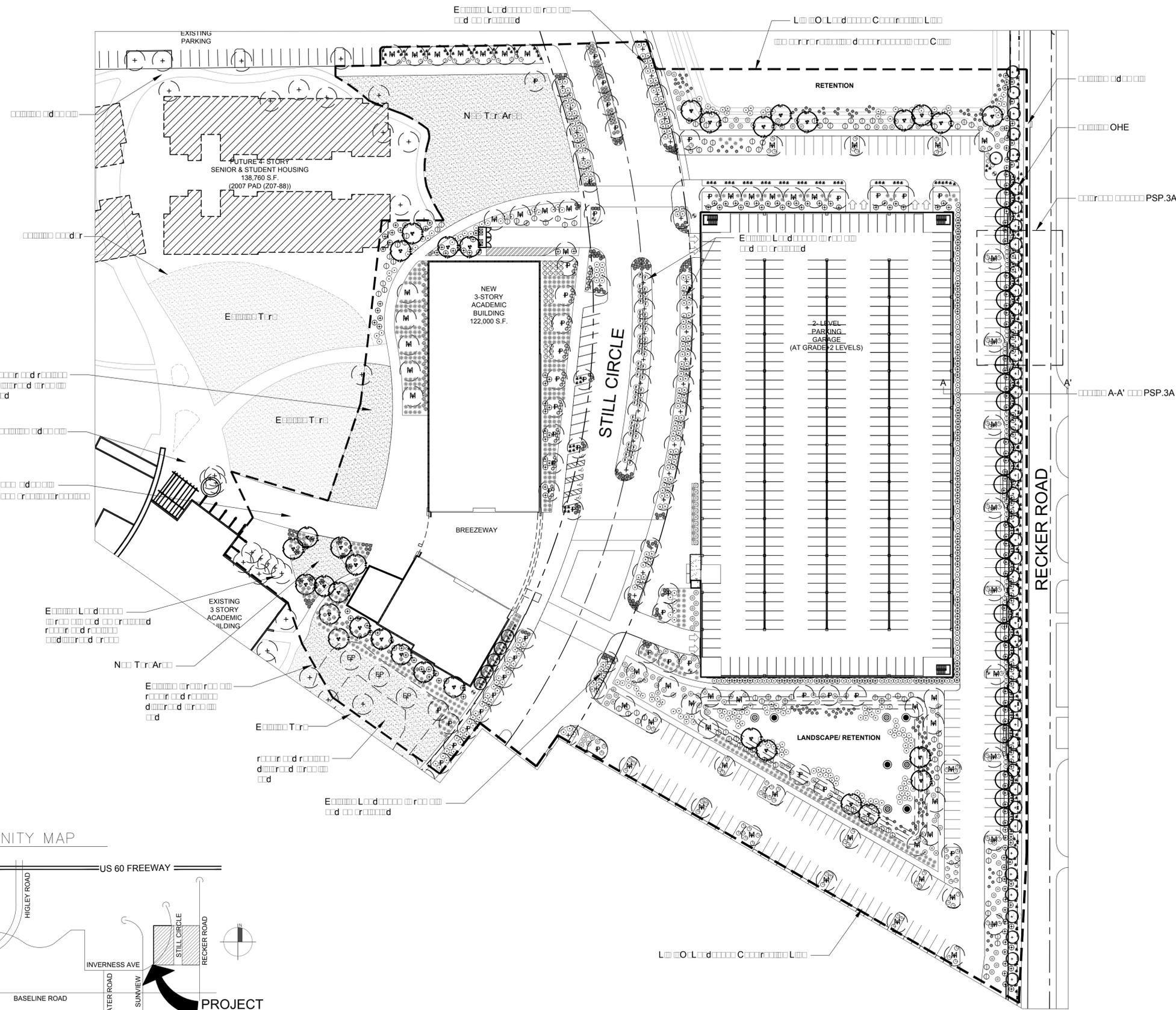
Solomon Cordwell Buenz



Butler Design Group  
Architects & Planners

**PSP.1A**  
MASTER  
SITE PLAN





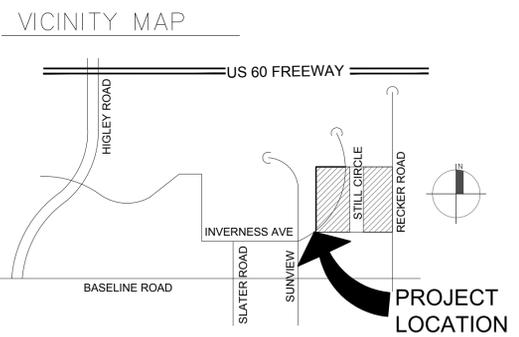
### LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE / CLPR	QTY.
D... S... Tr	24" B... 1.25"	33
A... W... A...	36" B... 2.00"	25
C... M... Brd ... P... d	24" B... M... 1.25"	57
E... Tr ... d ... d ... d ... d	E...	89
R... M...	S... 36" B...	53
R... P... Br	S... 36" B...	44
R... F... P...	S...	3

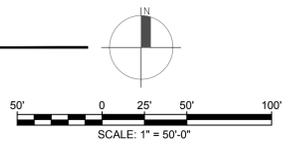
SHRUBS / ACCENTS / VINES	SIZE	QTY.
B... 'Tr... G...' Tr... G... B...	5 G...	66
C... M... F... P...	24" B...	9
S... S... S...	5 G...	142
T... 'Or... J...' Or... J...	5 G...	327
H... R... Y...	5 G...	240
D... D... S...	5 G...	553
C... R... Brd ... P...	5 G...	107
L... C... S...	5 G...	194
R... D... R...	5 G...	157
M... R... M... D... Gr...	5 G...	140
C... B... M... G...	1 G...	53
E... R... D... R...	E...	55

GROUNDCOVERS	SIZE	QTY.
A... D... C... A...	1 G...	252
E... D... C... A...	E...	161
L... Tr... L... P... & G... d	1 G... 50/50	155
T... M... S... d		
D... Gr... - I... ALL		
A... Br... 1/2" ... 2"		
C... C... H... d		
4" x 6" (M... E...)		



### SITE PLAN

SCALE: 1"=50'-0"



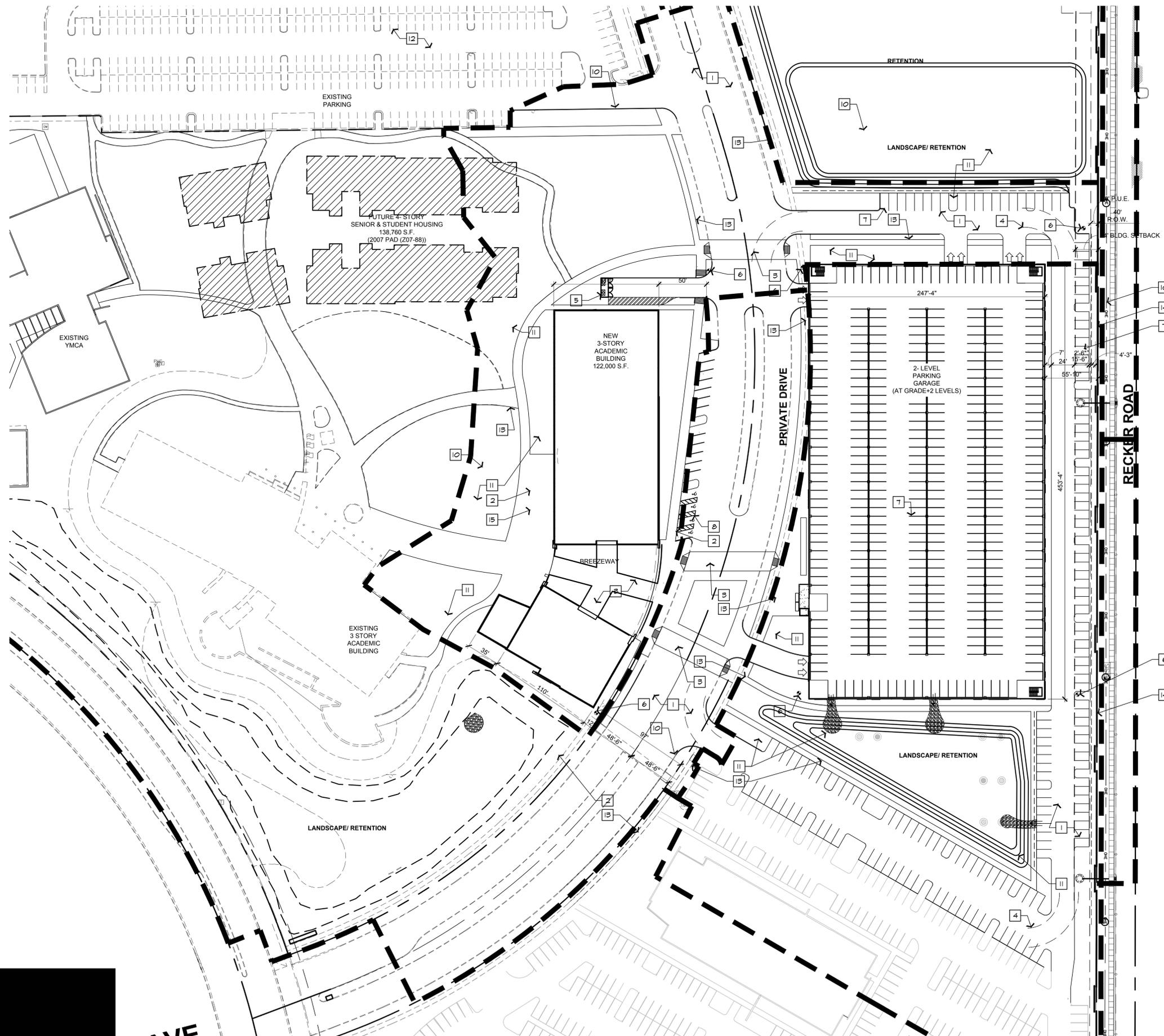
**PSP.3**  
PRELIMINARY  
LANDSCAPE  
PLAN

# A.T. STILL UNIVERSITY

5850 E. STILL CIRCLE  
MESA, AZ

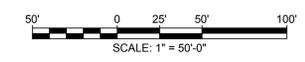
## KEYNOTES

- 1 ASPHALT PAVING, TYP.
- 2 ACCESSIBLE PEDESTRIAN ROUTE, CROSS SLOPES SHALL NOT EXCEED 2%
- 3 DECORATIVE CONCRETE PAVERS
- 4 CITY OF MESA STANDARD FIRE TRUCK TURN RADIUS
- 5 TRASH ENCLOSURE PER CITY OF MESA STANDARDS
- 6 FIRE HYDRANT, HYDRANTS NOT IN L.S. ISLANDS SHALL BE PROTECTED WITH STEEL PIPE BOLLARDS
- 7 9'X18' PARKING STALL WITH 4" WIDE PAINT STRIPE TYP.
- 8 11'-0" WIDE ACCESSIBLE PARKING STALL WITH 5'-0" WIDE ACCESS ISLE
- 9 EXISTING PARKING AREA TO BE REMOVED
- 10 DASHED LINE INDICATES AREA OF DISTURBANCE
- 11 LANDSCAPE AREA
- 12 EXISTING PARKING AREA TO REMAIN
- 13 EXISTING SIDEWALK (WIDTH VARIES 5' MIN.)
- 14 EXISTING 5'-0" MASONRY SCREENWALL TO REMAIN
- 15 NEW SIDEWALK (WIDTH VARIES 5' MIN.)



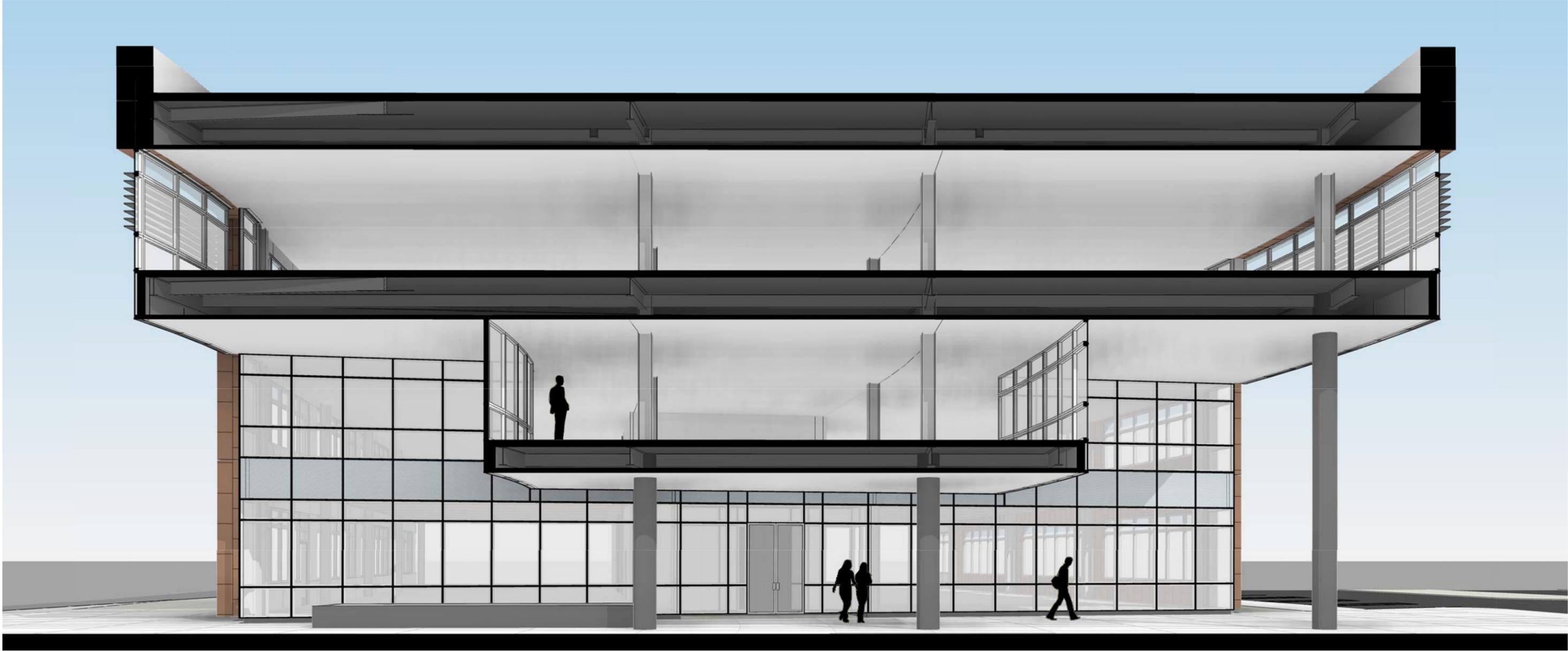
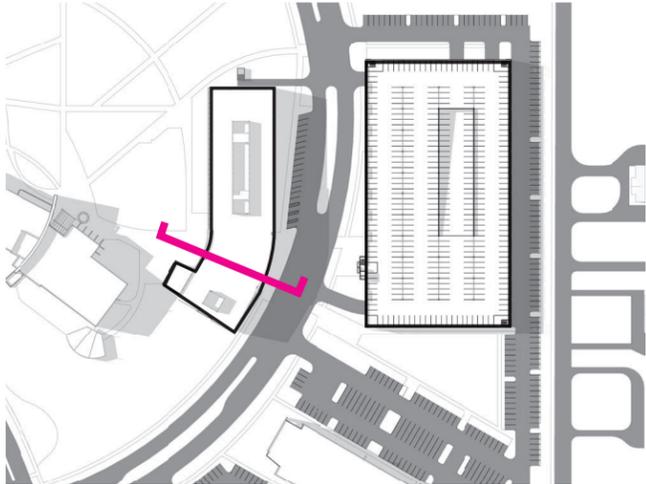
## SITE PLAN

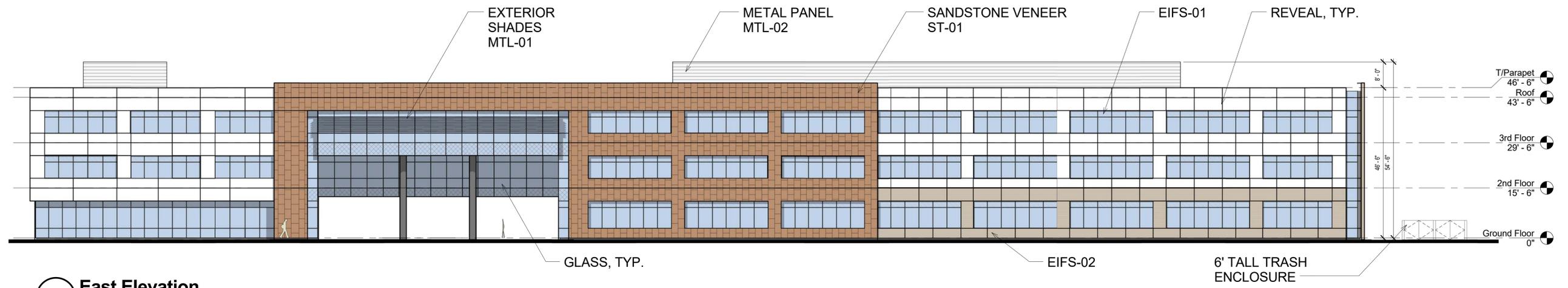
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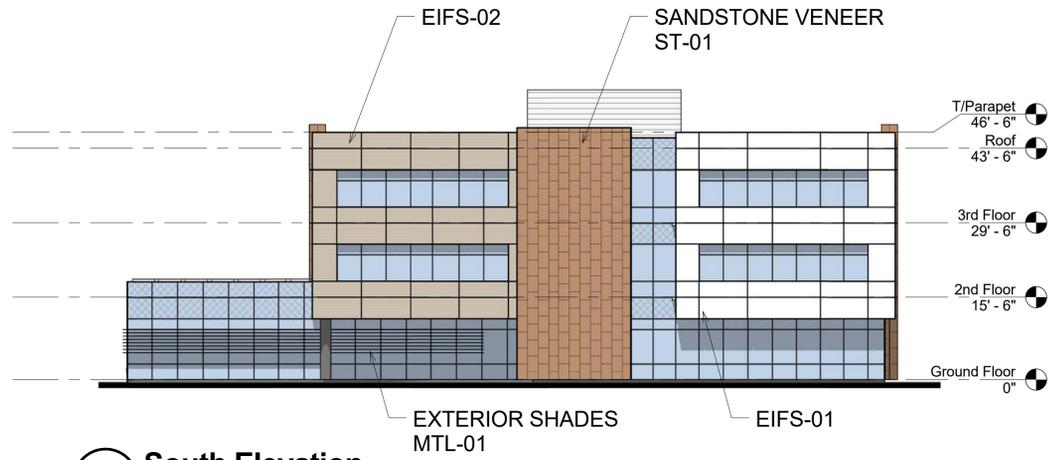
2-25-2016  
14174 PSP.2  
**PSP.2**  
ENLARGED  
SITE PLAN

SECTION THROUGH BREEZEWAY

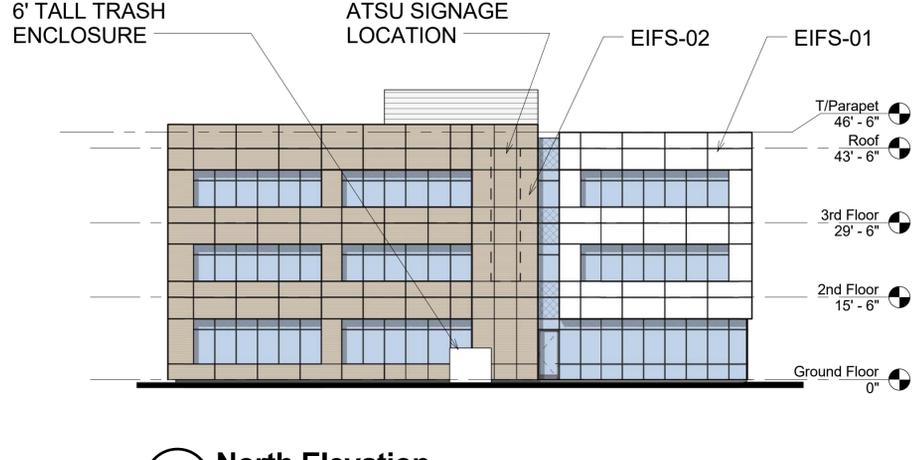




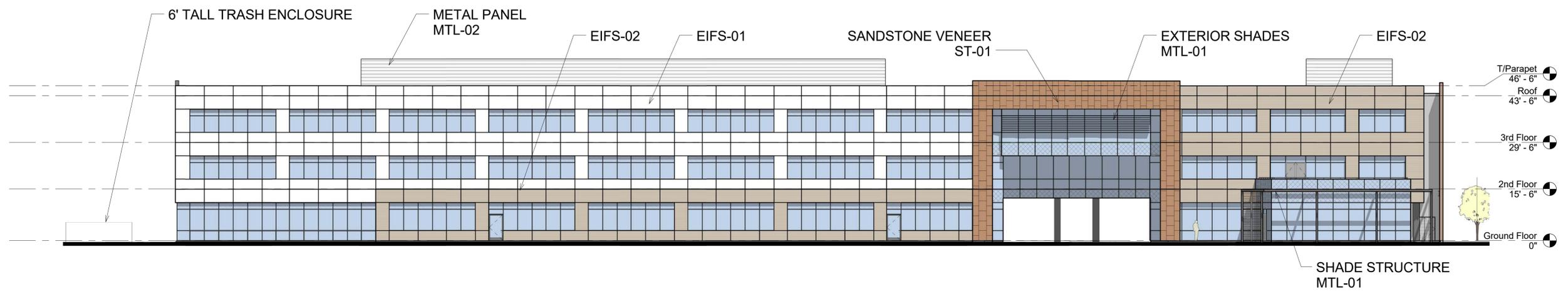
**4 East Elevation**  
SCALE: 1/16" = 1'-0"



**3 South Elevation**  
SCALE: 1/16" = 1'-0"



**2 North Elevation**  
SCALE: 1/16" = 1'-0"



**1 West Elevation**  
SCALE: 1/16" = 1'-0"

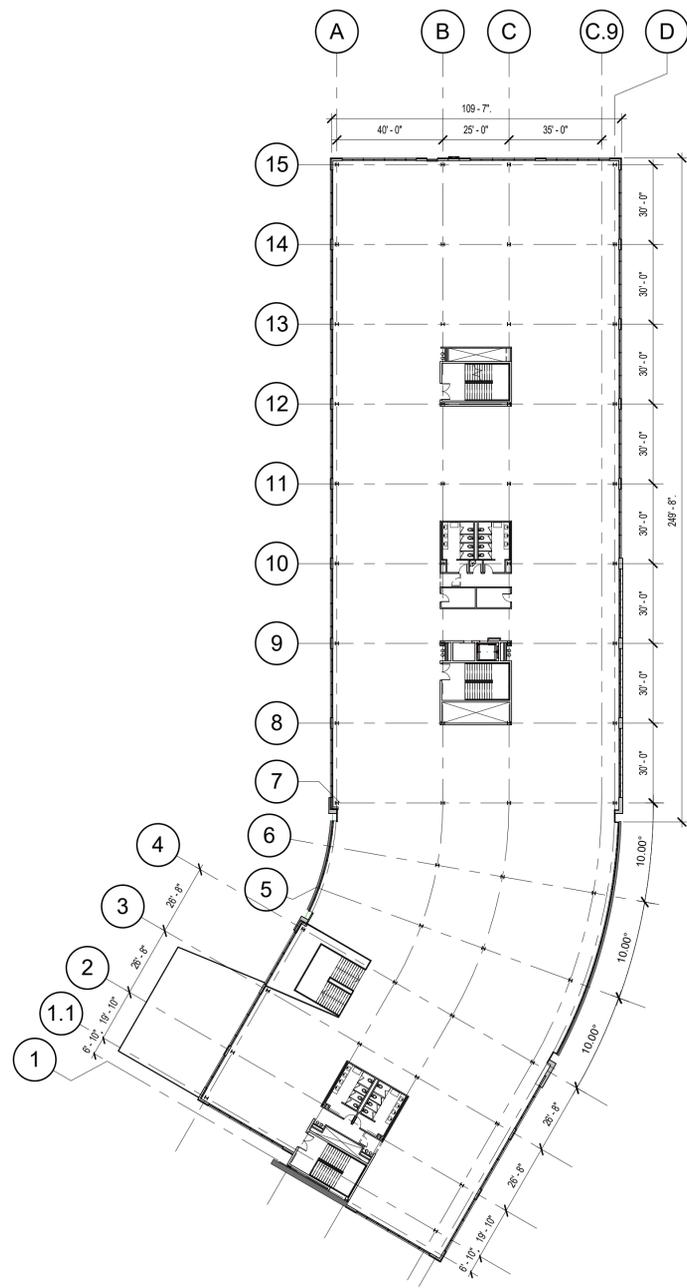


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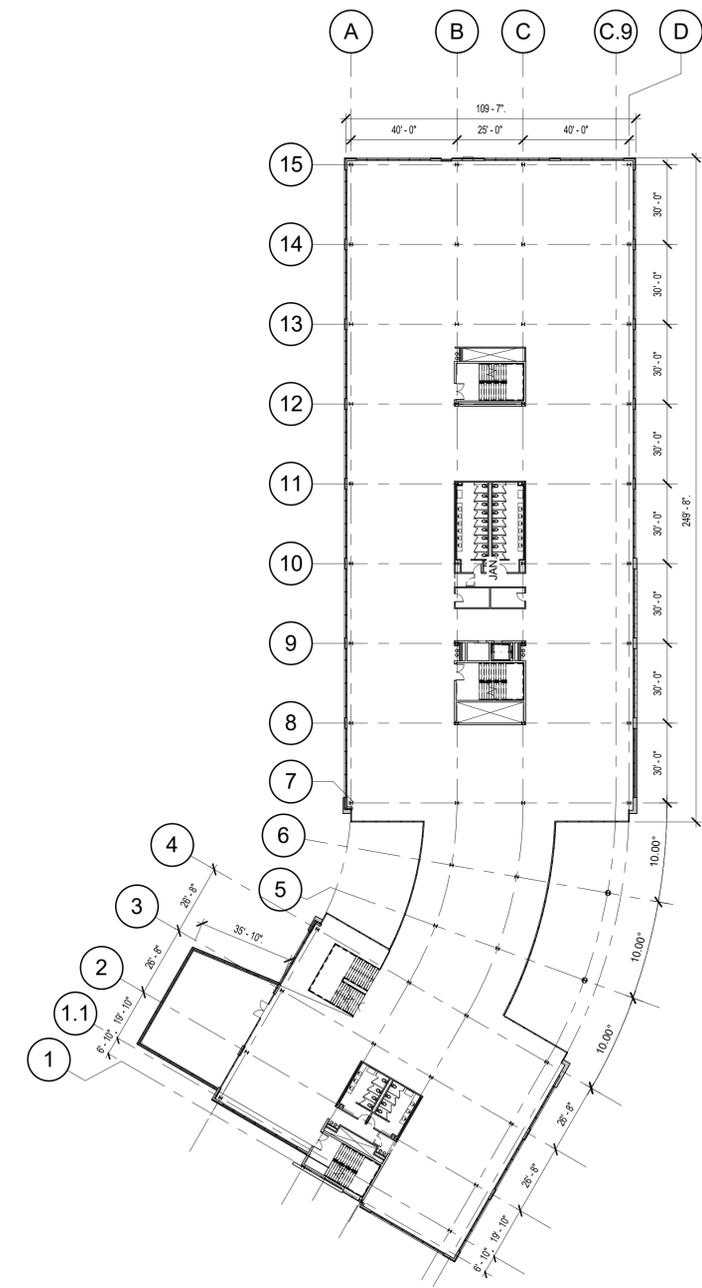


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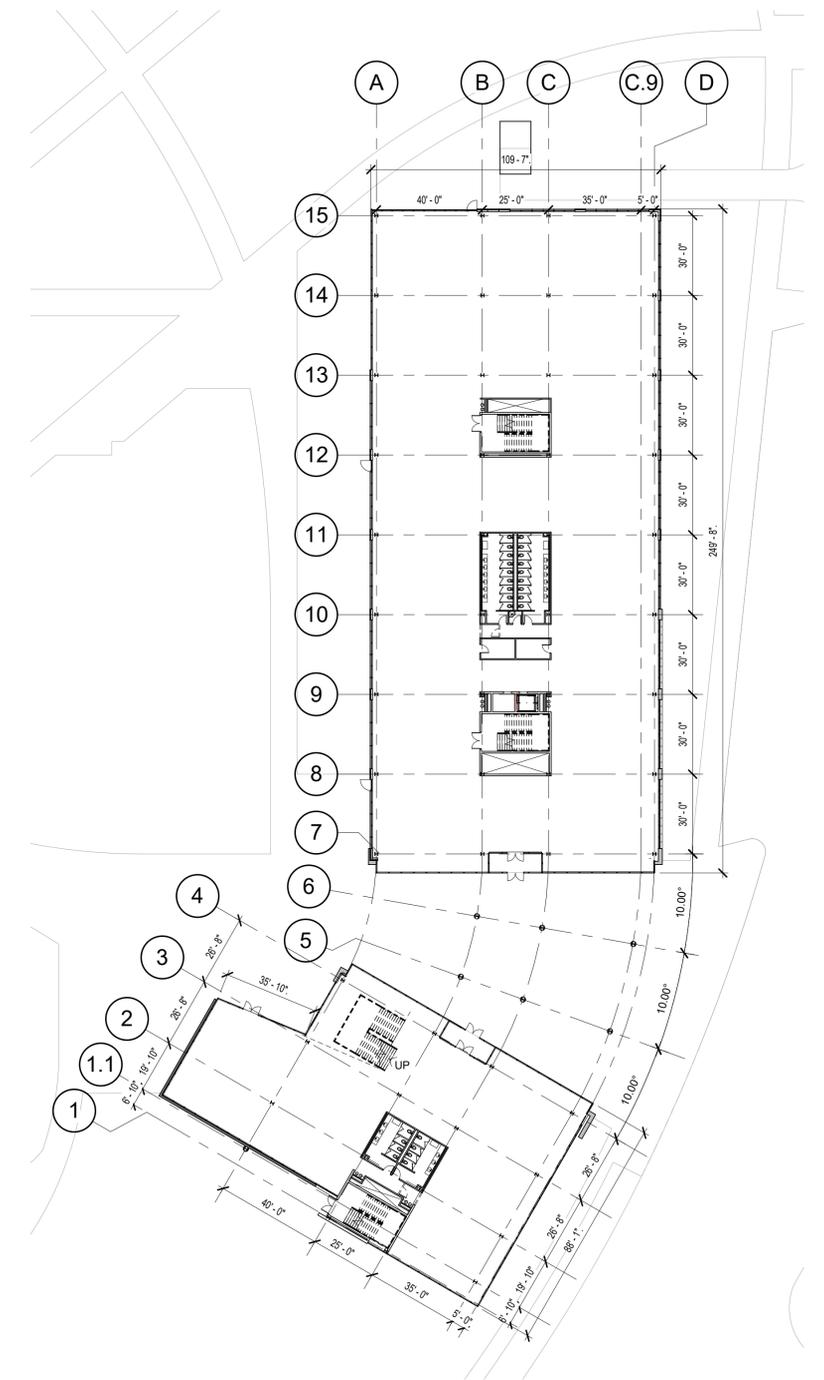
PBE.1



**3 3RD FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



**2 SECOND FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



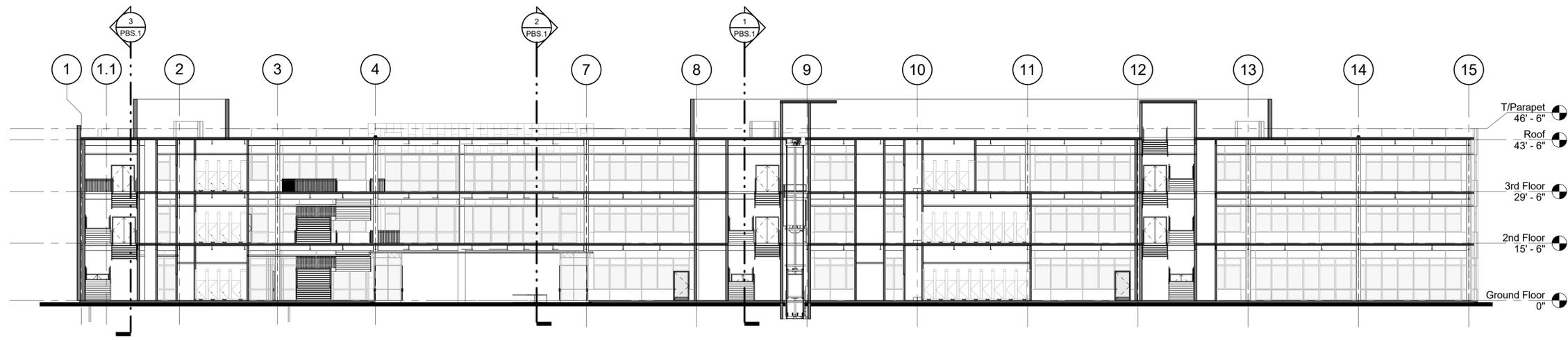
**1 GROUND FLOOR PLAN**  
SCALE: 1/32" = 1'-0"



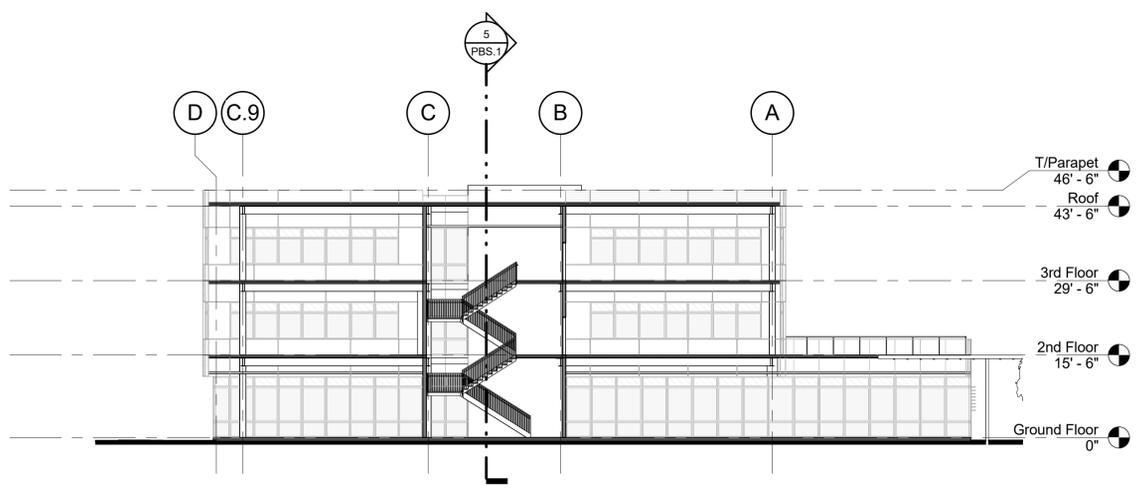
PBP.1

Solomon Cordwell Buenz

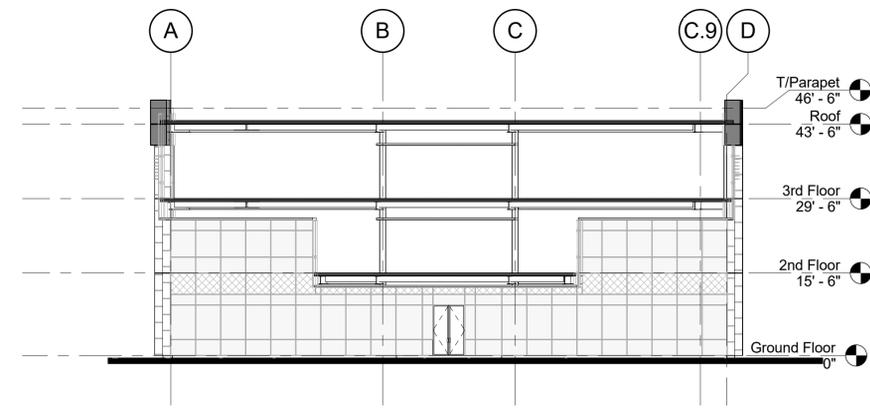
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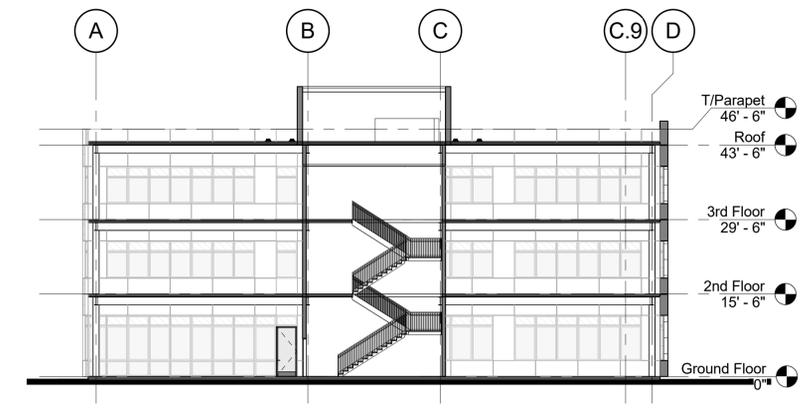
**5 LONGITUDINAL SECTION**  
SCALE: 1/16" = 1'-0"



**3 CROSS SECTION - SOUTH**  
SCALE: 1/16" = 1'-0"



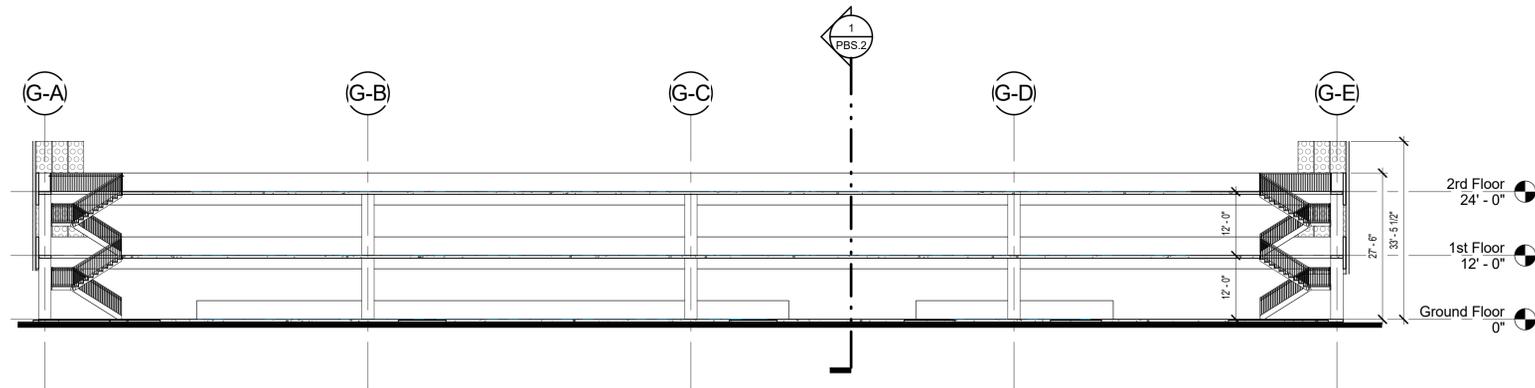
**2 CROSS SECTION - CENTER**  
SCALE: 1/16" = 1'-0"



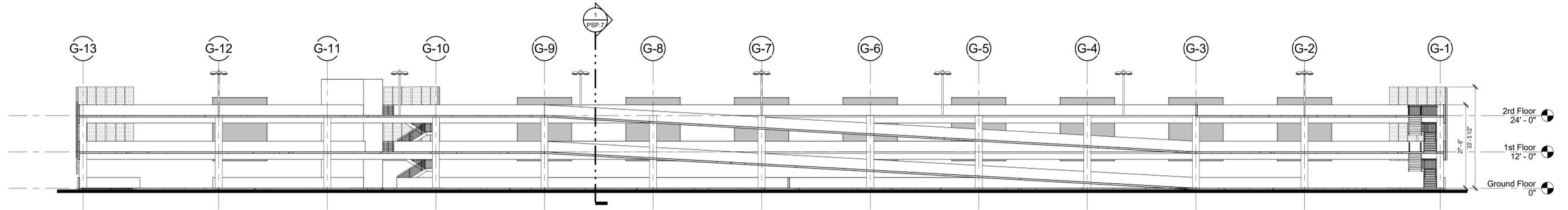
**1 CROSS SECTION - NORTH**  
SCALE: 1/16" = 1'-0"



PBS.1



**2** CROSS SECTION  
SCALE: 1/16" = 1'-0"



**1** LONGITUDINAL SECTION  
SCALE: 1/16" = 1'-0"



Solomon Cordwell Buenz



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Architects & Planners

PBS.2

**VIEW FROM EASTBOUND SUPERSTITION FREEWAY**





**6** CONCEPTUAL RENDERING - CAMPUS ENTRY  
SCALE: NONE



**5** CONCEPTUAL RENDERING  
SCALE: NONE



**4** CONCEPTUAL RENDERING  
SCALE: NONE



**3** CONCEPTUAL RENDERING - CENTRAL QUAD  
SCALE: NONE



**2** CONCEPTUAL RENDERING - BUILDING ENTRANCE  
SCALE: NONE



**1** CONCEPTUAL RENDERING - PARKING GARAGE  
SCALE: NONE



PRS.1

Solomon Cordwell Buenz

Butler Design Group  
Architects & Planners



JRC DESIGN

ENVIRONMENTAL GRAPHICS  
WAYFINDING  
CORPORATE COMMUNICATIONS

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PROJECT

**A.T. Still University  
Site Signage**

CLIENT

A.T. Still University  
Alter Group (Developer)

PROJECT NO 16.08

PHASE SD

DATE 03/23/16

SCALE AS NOTED

DRAWN BY JSB

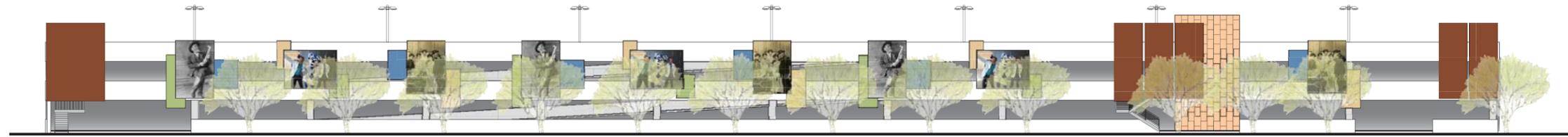
CHECKED BY

REVISIONS

CLIENT APPROVAL

DATE

SHEET **G-110**



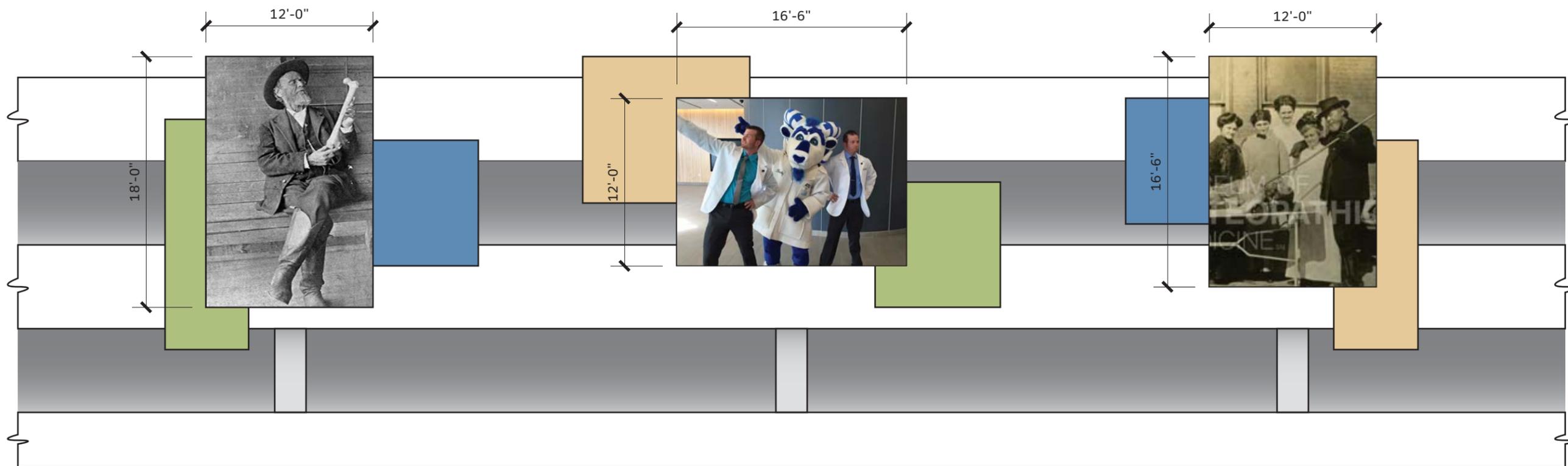
West Elevation



North Elevation

**A** ATSU Garage Concept Option 1

SCALE • 1"=40'



Flexible graphic panels of various sizes with perforated color field panels.

**B** ATSU Garage Concept Option 1

SCALE • 1/8"=1'-0"



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PROJECT

**A.T. Still University  
Site Signage**

CLIENT

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Alter Group (Developer)

PROJECT NO 16.08

PHASE SD

DATE 03/23/16

SCALE AS NOTED

DRAWN BY JSB

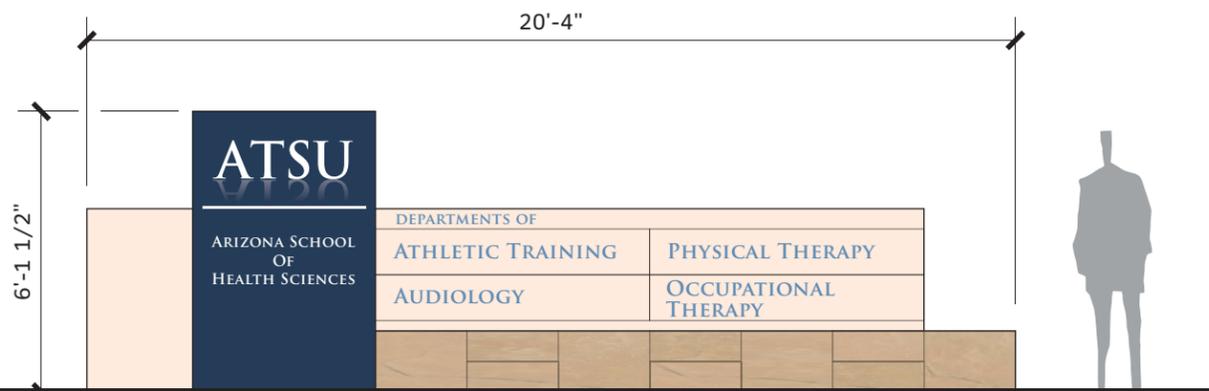
CHECKED BY

REVISIONS

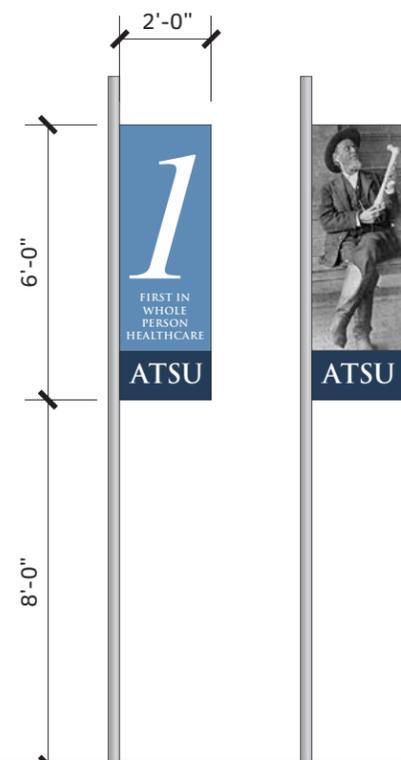
CLIENT APPROVAL

DATE

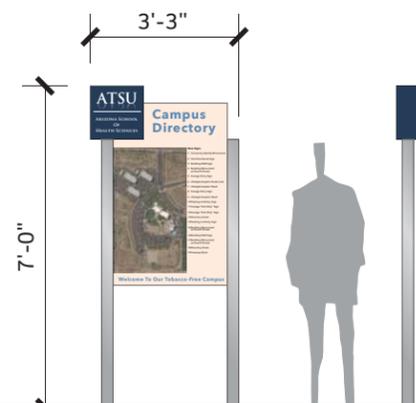
SHEET **G-106**



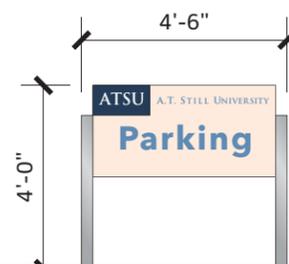
Building Monument with Tenant Panels



Banners  
Attach to new light poles



Directory Kiosks



Parking Lot Entry Sign

**A** ATSU Monument Concepts Option 1  
SCALE • NTS

A.T. STILL UNIVERSITY  
ACADEMIC BUILDING + GARAGE



February 23, 2016

# VIEW IMPACT STUDY | FROM 1755 SOUTH RECKER ROAD



**EXISTING CONDITIONS** LOOKING WEST FROM 1755 S RECKER RD



**EXISTING CONDITIONS** LOOKING NORTHWEST FROM 1755 S RECKER RD



**EXISTING CONDITIONS** LOOKING EAST FROM 1755 S RECKER RD



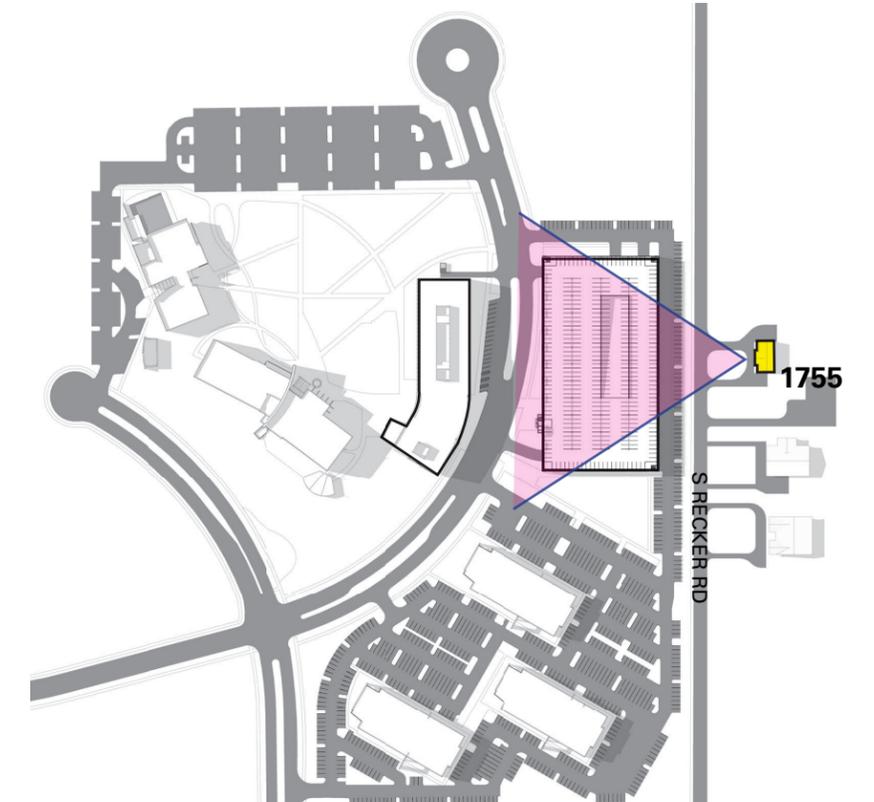
**EXISTING CONDITIONS** LOOKING NORTHEAST AT 1755 S RECKER RD



**VIEW IMPACT STUDY | FROM 1755 SOUTH RECKER ROAD**



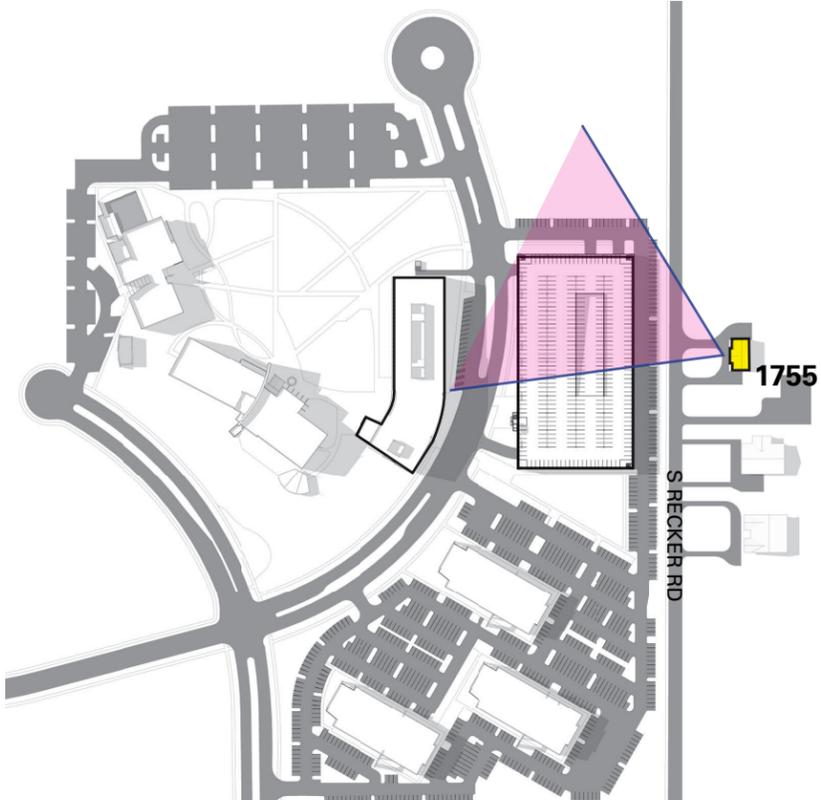
**PROPOSED PROJECT VIEW LOOKING WEST FROM 1755 S RECKER RD**

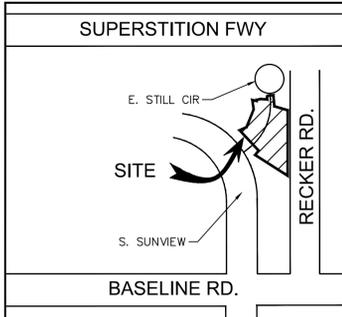


**VIEW IMPACT STUDY | FROM 1755 SOUTH RECKER ROAD**



**PROPOSED PROJECT VIEW LOOKING NORTHWEST FROM 1755 S RECKER RD**

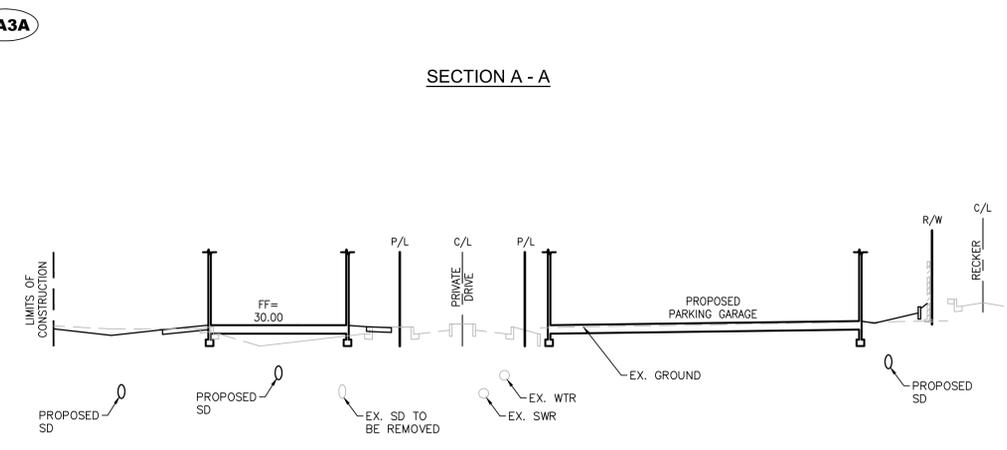
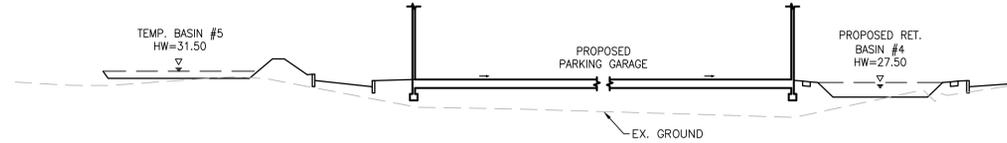
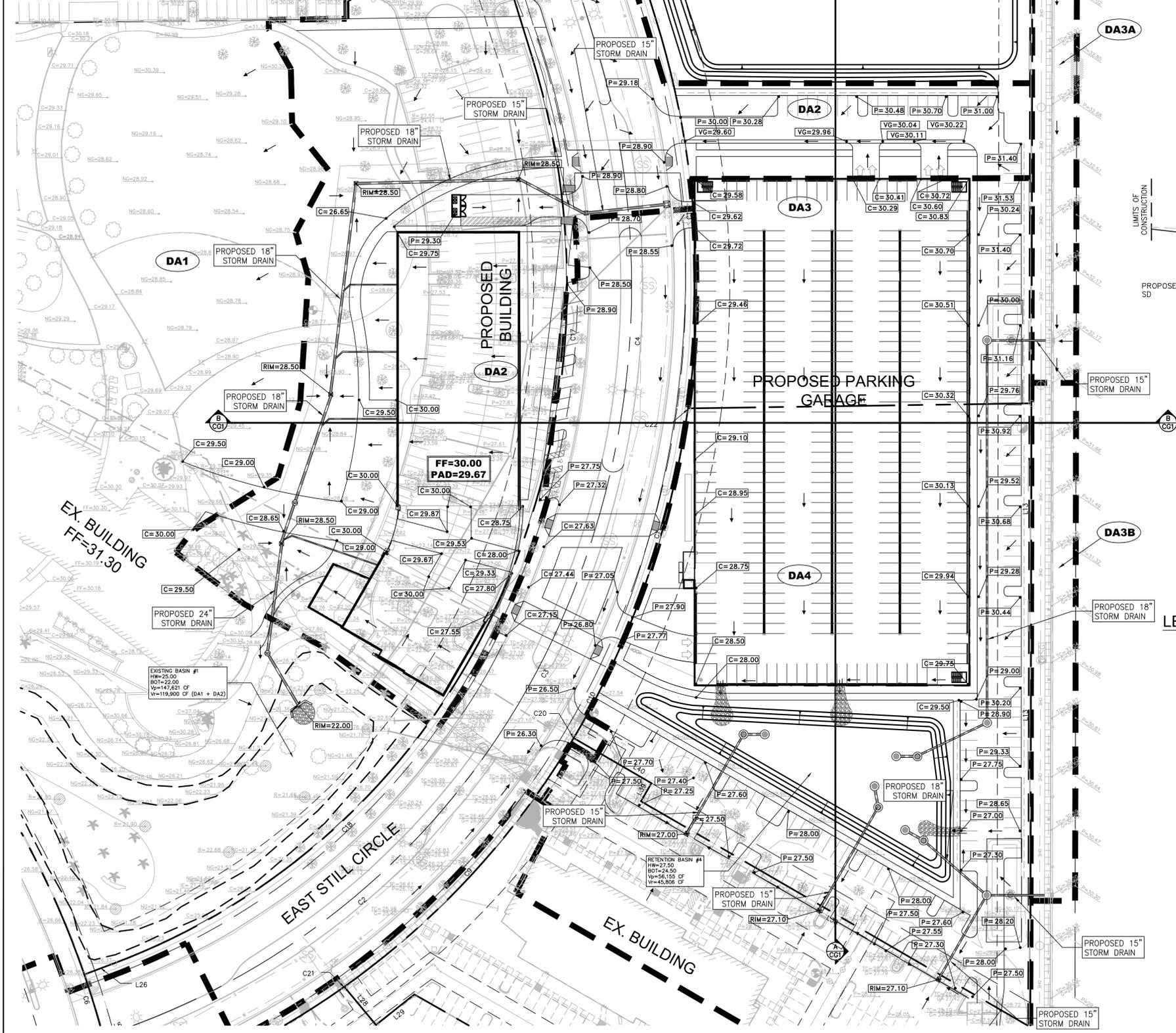




**DEVELOPER**  
 THE ALTER GROUP  
 7500 N. DOBSON ROAD, STE. 151  
 SCOTTSDALE, AZ 85256  
 PHONE: (480) 302-6600  
 CONTACT: CHARLES HENRY

**ARCHITECT**  
 BUTLER DESIGN GROUP  
 5017 E. WASHINGTON STREET, STE. 107  
 PHOENIX, ARIZONA 85032  
 PHONE: (602) 957-1800  
 CONTACT: TOBY ROGERS

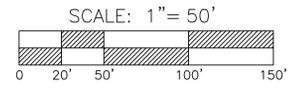
**ENGINEER**  
 ERICKSON AND MEES ENGINEERING, L.L.C.  
 13444 N. 32ND STREET, SUITE 6  
 PHOENIX, AZ 85032  
 PH: (602) 569-6593  
 FAX: (602) 569-6493  
 CONTACT: JEFF ERICKSON



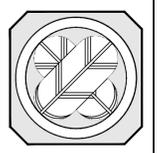
\* REFER TO SHEET CG2 FOR DRAINAGE CALCULATIONS

**LEGEND OF PROPOSED FEATURES:**

- FF=1201.00 FINISH FLOOR ELEVATION
- PAD=1200.33 PAD ELEVATION
- CATCH BASIN
- STORM DRAIN PIPE
- DIRECTION OF FLOW
- P=28.00 PAVEMENT ELEVATION
- C=28.00 CONCRETE ELEVATION
- RIM=27.00 RIM ELEVATION
- G.B. GRADE BREAK
- PROPOSED DRAINAGE AREA
- PROPOSED CURB OPENING
- PROPOSED RIP-RAP
- DUAL CHAMBER DRYWELL
- HEAD WALL
- PROPOSED RET. BASIN

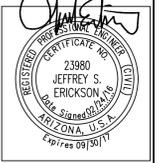


**PRELIMINARY**  
 NOT FOR CONSTRUCTION  
 OR RECORDING



**EME**

**Erickson & Meeks Engineering, L.L.C.**  
 13444 N. 32nd Street  
 Suite 6  
 Phoenix, Arizona 85032  
 Phone: (602) 569-6593  
 Fax: (602) 569-6493



**AZ HEALTH AND TECH - ATSU BLDG 2**  
 CONCEPTUAL GRADING AND DRAINAGE PLAN  
 MESA, ARIZONA

NO.	REVISIONS

DATE: 02/24/16  
 PROJ. NO: 215-026  
 DESIGN: JSE  
 DRAWN: JG  
 CHECK: JSE  
 SCALE: 1"=50'  
 CAD FILE: 1526CG01

**CG1**  
 1 of 2



**Responses to Planning Staff Design Review Comments**

**for**

***A.T. Still University  
Expansion***

**Planning & Zoning Submittal  
City of Mesa  
PS15-089**

**A Planned Educational & Employment Development  
Located at:**

**5850 East Still Circle  
(NW Corner of East Baseline Rd. and South Recker Rd.)  
Mesa, Arizona 85206**

**March 28, 2016**

## **a. Academic Building**

- i. The elevations make the building appear flat, however the renderings shown earlier in the process indicates use of scoring and reveals and recesses, these will need to be shown and understood because texture and plane changes are an expectation of Design Review.
  - **Response: Elevations have been modified to show shadows and better depict material and plane changes.**
- ii. Color changes are generally not supported except there where this a change of plane or in material; the elevation for the west side of the academic building shows a change in color on the first floor but no change in material nor color (EIFS-02 to -01); the ground level EIFS-02 on the east elevation switches to all three floors on the north elevation, these is not supported without some other element to break up these elements.
  - **Response: EIFS walls are articulated by plane changes and/or reveals at color changes.**
- iii. North elevation needs additional design details since it will be prominent architectural site for those parking in the north parking lot and from the Superstition Freeway.
  - **Response: North Elevation has been modified. See attached elevations.**
- iv. What is the shadow line shown above the windows on the first floor that is continuous along the west elevation (at north end) but only above windows on second and third floor?
  - **Response: Referenced line was drawn in error, elevations have been updated.**
- v. Staff suggests greater expression of the breezeway under the proposed new academic building and embellishment of the bend in the building, one option may be a fin like the Sedona Red sandstone fin in the existing academic building.
  - **Response: The curved stone element surrounding the breezeway makes reference to the existing sandstone element in the existing building while not being directly derivative.**
- vi. Is it possible to use the same Sedona Red Split-Face Masonry used on the existing Academic Building (DR Case #00-072) in lieu of the proposed Sandstone Veneer?
  - **Response: The intent is to match the sanstone veneer of the existing building.**
- vii. Add protruding form/accent to 3<sup>rd</sup> floor window sill like existing Academic Building and per AZ Health & Technology Park Design Guidelines (page 32 of 44).
  - **Response: The new Academic Building utilizes larger fenestration to take greater advantage of daylighting and daylight harvesting rather than the punched openings on the existing building for which protruding sills are more appropriate in character.**
- viii. Add top of building fascia and cornice element to match existing Academic Building per the AZ Health & Technology Park Design Guidelines (page 33 of 44).
  - **Response: The expression of protruding fascia and cornice elements is more representative of and compatible with the massive forms and punched openings of buildings that do not utilize sustainable daylight harvesting techniques.**
- ix. Flush-installed and set-back windows (“emphasis on flush-installed similar to the School Building” from AZ Health & Technology Park Design Guidelines page 34.)
  - **Response: Glazing will vary between flush installed and set-back.**
- x. Provide varying dimension of glazing mullions (page 36 of 44)
  - **Response: Mullions vary in depth and width throughout the façade, especially at breezeway area.**
- xi. Provide some sort of foundation element to tie to this ground, or illustrate how landscaping can accomplish this.
  - **Response: The darker EIFS used at the grade level is intended to create a visual base element.**

**b. Parking Garage**

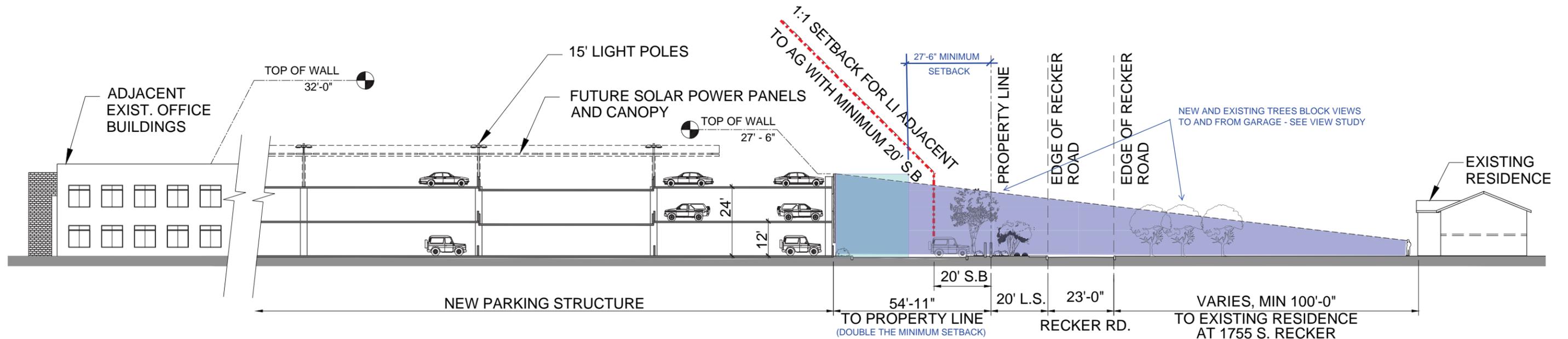
- i. Will a bolder color be considered for the precast concrete on the elevation?
  - **Response: Bolder colors may be considered however the current palette anticipates more neutral background to the perforated metal screens, sandstone elements and brand identity graphics.**
- ii. As proposed in the P&Z Board site plan review, staff proposes use of an open barrier system for the ground level of the garage using perforated metal, ironwork or similar devices. The solid barrier wall is not needed on the east elevation since the existing Recker Road screen wall will shield headlights.
  - **Response: No solid barrier is anticipated for the east elevation at ground level as requested by this review and local law enforcement. However this may be contradictory to the expressed preference of some neighbors. We are willing to proceed as directed once priorities have been clarified**
- iii. Recommend adding vertical garden elements to the east garage elevation through trellises with climbing vines, or with planter boxes with overhanging plants such as cat's claw vine, see attached photos for examples.
  - **Response: Use of planter boxes will be studied further. Concerns are long term viability in desert environment.**
- iv. North side of garage needs additional design details since, such as the perforated metal panels used on the south side of the garage.
  - **Response: Decorative perforated metal, as used on the south and east elevations, has been added to the north elevation.**
- v. Provide examples of what the brand identity graphics may include to help the DR Board understand.
  - **Response: attached typical garage and site graphics examples. Graphics still under study for formal Master Sign Plan submittal.**
- vi. Can the foundation base along the west side of the garage be expanded (see redlined site plan)?
  - **Response: The element identified on the redlined site plan is actually bicycle parking.**

**c. Other Site Features:**

- i. Consider installation of public art or similar site features due to the relatively large scale of the buildings and overall site.
  - **Response: Additional site features are under development.**
- ii. Need detail of trash enclosure for consistency with the AZ Health & Technology Park Design Guidelines (p. 12 of 44).
  - **Response: Trash enclosure will be developed in accordance with prescribed design guidelines.**
- iii. Suggest adding planter boxes to the large areas of new sidewalk on the west side of the academic building.
  - **Response: Additional site features are under development.**
- iv. Add one shade canopy tree and 3 shrubs or groundcover plants to the two islands within the new head-in parking along the west side of Still Circle per the Design Guidelines (page 17 of 44).
  - **Response: Sheet PSP.3 revised.**

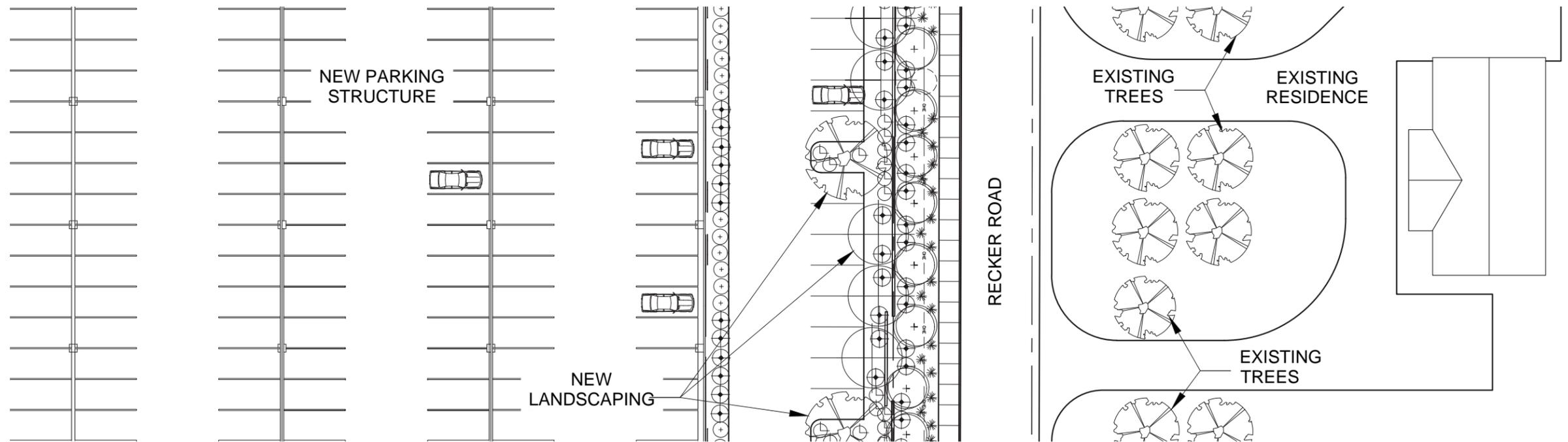
Respectively,

Tom Chambers  
Solomon Cordwell Buenz



**RECKER ROAD SECTION**

SCALE: 1/16"=1'-0" LOOKING NORTH



**PARTIAL SITE PLAN**

SCALE: 1/16"=1'-0"

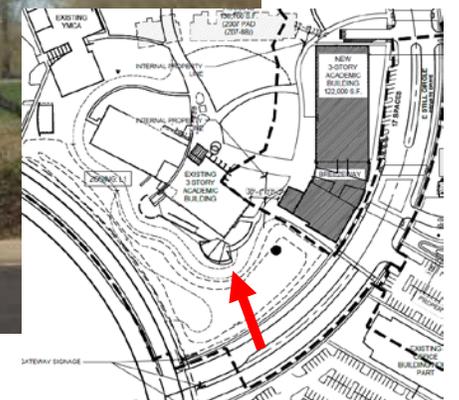
**A.T. STILL UNIVERSITY**  
 5850 E. STILL CIRCLE  
 MESA, AZ



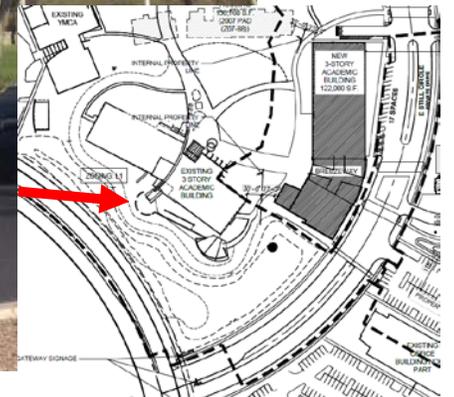
**PSP.8**  
 LINE OF SITE  
 SECTION

2-25-2016  
 14174 PSP.1

# Existing Academic Building – from Still Circle

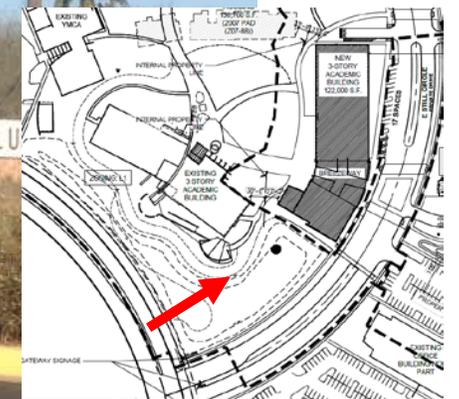


# Existing Academic Building – from Sun Circle

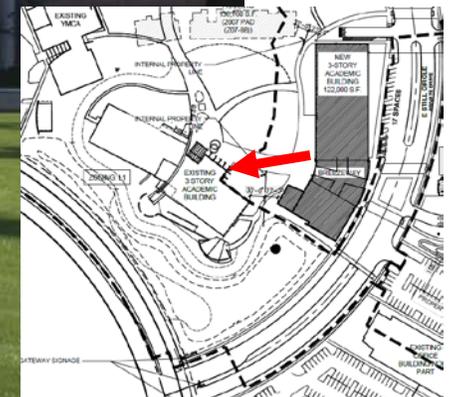




# Existing Academic Building



# Existing Academic Building – from Still Circle





**Planning Division**

September 3, 2003

Tim Becker  
 The Alter Group  
 2525 E Camelback Road, Suite 285  
 Phoenix, AZ 85016

**RE: DR03-60 APPROVAL OF DESIGN GUIDELINES FOR ARIZONA HEALTH & TECHNOLOGY PARK, SUB-SECTION A and B**

The Design Guidelines for the Arizona Health & Technology Park (DR03-60), relating to Sub-Section A and Sub-Section B, located at the NWC of Baseline and Recker Roads, is approved as addressing the Conditions of Approval of DR03-60. The Design Guidelines prepared and submitted by The Alter Group were approved by the Design Review Board at their meeting of August 6, 2003, subject to meeting conditions of approval. The Design Review staff has reviewed the final document submitted and concludes it to be in compliance with the conditions of approval as specified by the Design Review Board. The Design Guidelines will be used to guide future development in the areas as delineated in the plan.

Any questions may be directed to Charlie Scully, Planner II, at 480-644-4846 or Planning Division Design Review staff

Sincerely,



Charlie Scully  
Planner II

Cc file DR03-60

G:\Charlie\Admin Approval\AZ Health & Tech Park, Admin Approval.doc

55 North Center Street  
 PO Box 1466  
 Mesa Arizona 85211-1466  
 480 644 2385 Tel  
 480 644 2757 Fax

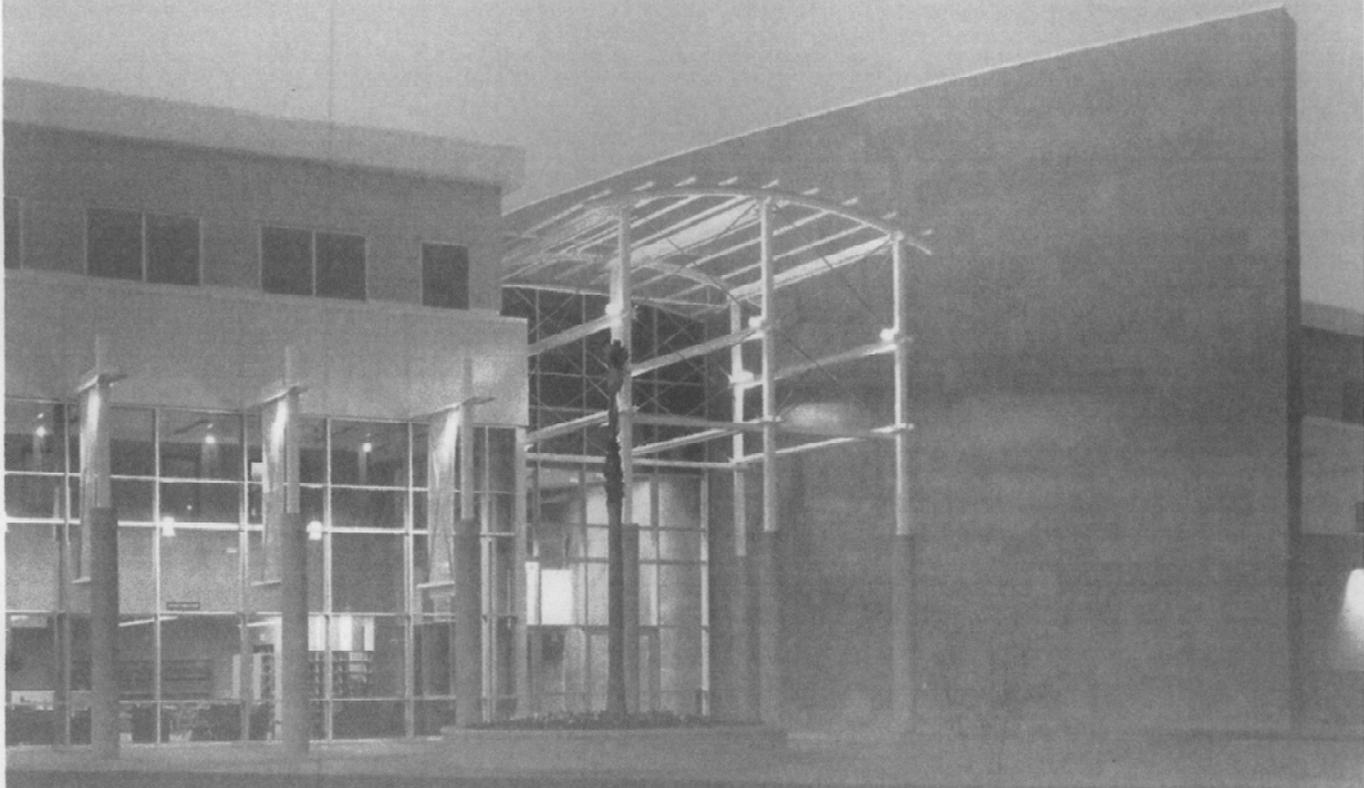


# ARIZONA HEALTH & TECHNOLOGY PARK

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## DESIGN GUIDELINES

JUNE 23, 2003



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## 1.1 Project Overview

*The Arizona Health and Technology Park is a unique, real estate solution for health and technology enterprises. Its success will result from the whole being greater than the sum of its parts.*

### **Location.**

The Arizona Health & Technology Park, herein referred to as the "Park," is an 80-acre, master-planned development located at the northwest corner of Baseline Road and Recker Road in Mesa, Arizona. The subject area for which these design guidelines apply is the 50-acre portion of the Park as indicated by hatching on Exhibit A (see Exhibit Section of this document).

### **Desired Users.**

The Park will be a campus-oriented facility ideally suited for firms involved in health sciences, healthcare, health education, health technology, health-related research and development, and other complimentary fields. Desired facilities include medical office buildings, hospital(s), clinical service providers, clinical research entities, academic and student housing facilities, and general office, research, and high technology users.

### **Relationships, Synergy, Accomplishment.**

The Park will leverage the physical and economic relationships among the Park's users to achieve collaborative work, educational synergy and mutually-beneficial accomplishments.

### **And A.T. Still University.**

The Park is the home of the Arizona campus of A.T. Still University which includes the Arizona School of Health Sciences and the Arizona School of Dentistry & Oral Health. The center piece of the Park is an existing 3-story, approximately 100,000 SF, state of the-art teaching facility, herein referred to as the "School Building."



## 1.2 Previously Established Design Control Documents

*These Design Guidelines must be creative and specific, but must also satisfy those requirements previously agreed upon by the City of Mesa and the Park's Land Owners.*

**Development Agreement.**

RESOLUTION No. 7741, a Development Agreement Between the City of Mesa and Kirksville College of Osteopathic Medicine, Inc. adopted on October 22, 2001.

**Zoning Case.**

ORDINANCE No. 3808, Zoning Case Z00-50, adopted on August 1, 2000.

**Covenants, Conditions and Restrictions.**

Declaration of Covenants, Conditions and Restrictions for the Arizona Health and Technology Park recorded December 11, 2000.

**And Design Guidelines.**

The Arizona Health and Technology Park Design Guidelines recorded on December 11, 2000.



## 2.1 Goals and Objectives

*A.T. Still University has made their goal clear. They are developing a campus environment for synergistic work, collaboration and sharing of resources among health-related and technology enterprises.*

### **Campus.**

The Anzona Health and Technology Park has been granted Planned Employment District/Planned Area Development (PEP/PAD) zoning. This flexible zoning provides the opportunity for a master-planned, campus-like environment for uses compatible with health and technology.

### **Homogenous Development.**

The Park will be a homogeneous development of integrated and compatible design themes, all of which are complimentary to the design of the existing School Building and its auxiliary improvements.

### **And a Strong Visual Appeal.**

In order to be successful, the Park must create a strong, distinguishing and unified visual appeal from SR-60, Baseline Road and from the Park's internal drives.



## 2.2 Purpose of Design Guidelines

*The consistent and unifying visual image necessary for a successful master-planned campus is premised upon a coordinated design and enforced architectural controls.*

### **Unified Theme.**

It is in the best interest of the Park' stake-holders, including its land owners, developers, the City of Mesa, and the community-at-large, that a consistent design and unified architectural theme be applied to all improvements within the Park. These Design Guidelines shall serve as the basis upon which proposed projects will be judged.

### **Compatibility.**

All improvements must be compatible with the design character of existing buildings and other improvements within the Park. Compatible design character is defined as harmonious in architectural style, common material components, complimentary colors, consistent scale of elements and similarity in detail of construction.

### **And Quality Workmanship.**

The quality of the workmanship and materials incorporated into all improvements must be no less than that existing construction within the Park. It is the goal of these design guidelines to require quality construction that provides long-term, minimal-maintenance facilities for the Park's users.



## 3.1 Site Improvements & Amenities

*The Park shall have common site improvements and shared amenities, thereby encouraging the use of outside gathering areas and pedestrian links between buildings.*

### **Building Positioning.**

Buildings will be positioned on each site in a manner that is land-use efficient, appropriate for the site conditions, and respectful of adjacent projects within the Park. Building positioning should also provide project visibility and identity.

### **Campus Circulation.**

Well-planned, campus-appropriate circulation, including both vehicular drives and pedestrian links, within the Park will encourage interaction between buildings. Each building will contribute to this overall circulation goal.

### **Hardscape Materials.**

Broom-textured, natural concrete sidewalks (5'-0" in width minimum) will be provided for pedestrian circulation. Gentle curves and minor deflections within the sidewalk design may be incorporated when appropriate, but tight and randomly meandering sidewalks will be discouraged.

Upgraded concrete paving will be applied at specific locations to create accents and/or identify pedestrian nodes or common gathering areas. This upgraded concrete paving may include architectural patterning, integral coloring and special texturing, such as exposed aggregate (represented in the following photograph) or sand-blasting.



An accent element of upgraded concrete paving will be provided at each driveway entrance off of public streets. The design of these accents shall not impact the minimum City of Mesa requirements for entrance drives (Detail M-42 or the detail required for the specific site conditions). The accents will be 7'-0" in width, including a 5'-0" wide field of colored concrete separated from adjacent asphaltic concrete paving by two (2) 12" wide bands of natural concrete. The field area will be provided with integrally-colored concrete of brown hue, equal to Davis Color #61-078 (Padre Brown). Special texturing or architectural patterning may also be incorporated in the design of these entrance accents.

**Common Areas.**

Common gathering spaces shall be provided when the positioning of adjacent buildings allows for shared use of these facilities. Gathering spaces may include any or all of the following items to promote an effective and comfortable environment:

- a. Shade structures. The design of shade structures will incorporate architectural elements that compliment the design of adjacent buildings and will be sized to provide appropriate shade for the seating area below.
- b. Enhanced landscaping/plantings. Gathering areas will receive plantings of size and density to enhance the area and/or provide shade for users.
- c. Above-grade planters. Above-grade planters may be used for seating and/or as planting areas for seasonally-appropriate plant materials. The design of above-grade planters shall be consistent with existing planters, as exhibited by the following photograph.



- d. Architectural lighting. Site light fixtures, as further described in this section, will be provided at gathering areas to identify the space, provide way-finding, and add illumination for security purposes.
- e. Masonry Seat walls. Seat walls will be used independently from above-grade planters, when appropriate, to provide seating at site common areas. The design of seat walls shall be consistent with those existing as exhibited by the following photograph.



- f. Site furniture. Site furniture may be used in lieu of seat walls when appropriate for the intended use of the site common area. Site furniture shall compliment existing patio furniture (demonstrated in the following photograph) or be selected



from the Chase Park Collection as manufactured by Landscape Forms (represented in the following photograph). Contact: Jessica Lind at 877-875-8878, 480-767-5333, or 480-767-0177 (fax).



**Parking Canopies.**

Double, cantilever-type parking canopies shall be provided to shade a portion of the parking stalls. These canopies shall be designed in response to colors and detailing used on the School Building. Parking canopies shall be designed with a level of attention to detail reflected in the School Building without detracting from the primary architecture of the building structures. It is intended that parking canopies are background textural items, not focus elements. The design of canopies may include some or all of the following design elements: custom, architectural fascias; architecturally-detailed structural elements; metal edge detailing; and/or cable and turnbuckles. Parking canopies are to be painted Daisy (4016) as manufactured by Dunn-Edwards.

**Drop-off Zones.**

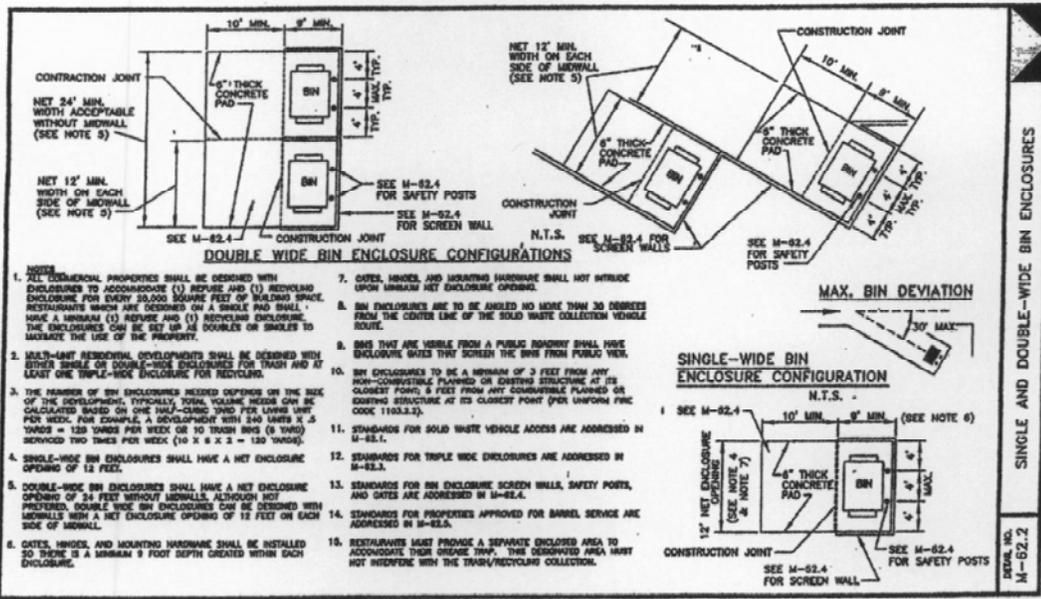
Understanding that certain users of the Park may be healthcare providers, patient drop-off zones are to be incorporated into particular site plans when appropriate for the use of the building.

### Neighborhood Pedestrian Access.

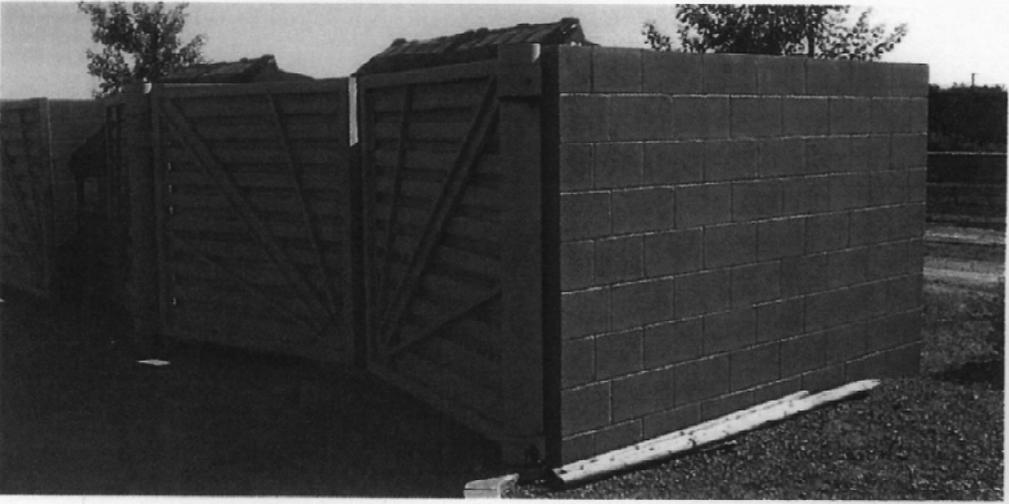
Suitable pedestrian access points along the Recker Road border will be provided, such as openings in site walls or extension of walkways, to allow convenient access to the campus for neighbors to the east.

### Trash Enclosures.

All refuse, garbage and other wastes shall be kept in designated areas that are properly screened from view of adjacent properties or streets by site walls of 6'-0" in height (minimum). The Park standard for trash enclosure walls shall be 8" x 8" x 16" standard, concrete masonry unit block, painted Sunset Cove as manufactured by Dunn Edwards (or equal) or to match the School Building. The Park standard for the steel gates at trash enclosures and City of Mesa standards for trash enclosures are reflected by the following sketches and photographs.

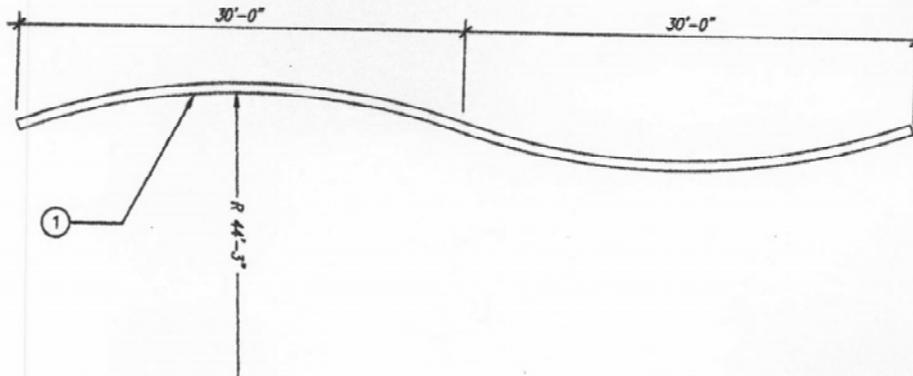


TYPICAL TRASH ENCLOSURE DETAIL



**And Screen Walls.**

Parking areas shall be screened from adjacent streets by site walls of 3'-0" in height (minimum). Walls shall meander or be staggered as appropriate to the street geometry and to provide visual interest and minimize long, unbroken planes. The Park standard for parking screen walls shall be 8" x 8" x 16" split-face (two-sides), concrete masonry unit block, painted Sunset Cove as manufactured by Dunn Edwards (or equal) to match existing School Building. This standard matches the existing site screen walls as reflected by the following photograph and sketches.



**New Site Entries.**

New site entries may be required in order to provide proper access, egress and circulation within future projects.

**And Existing Improvements.**

Existing improvements along Park interior drives are exhibited by the following photographs.





## 3.2 Landscape & Irrigation

*Creative and well-applied landscaping is an important and unifying element in establishing a high-quality image for the Park.*

### **Established Requirements.**

Plant materials, sizes, quantities and types have been previously established by The Arizona Health and Technology Park Design Guidelines as recorded on December 11, 2000. It is the intent of these design guidelines to satisfy those requirements and to coordinate with existing Park improvements. The approved plant palette is included as Exhibit B.

### **Defining Plant Quantities.**

The quantity of plantings shall be based on the "net developed site area." The net developed site area shall be defined as the net site area of the parcel being improved (the individual project's site area) less the parking lot area. Where portions of any site are reserved for future or phased development, the limits of net developed site area, for the purposes of determining planting quantities, shall generally consist only of the area being affected by the improvements. Parking lot area shall be defined as the parking and driving areas and any immediately abutting sidewalks. Access roads not immediately adjacent to a parking lot, but extending from a parking area, shall be calculated as part of the net developed site area rather than parking lot area.



**Plant Quantity Requirements.**

The landscaping design of each project must include the following minimum quantities of plantings:

- Thirteen (13) specimen-quality trees per net developed site acre as selected from the Approved Plant Palette (attached as Exhibit B). Furthermore, seventy-five percent (75%) of these trees must be a 36" (minimum) boxed trees, 20'-0" (minimum) palm trees, or 8'-0" (minimum) evergreen trees and twenty-five percent (25%) of these trees must be a 24" (minimum) boxed trees, 15'-0" (minimum) palm trees, or 6'-0" (minimum) evergreen trees.
- Two-hundred twenty-five (225) shrubbery and groundcover plants per net developed acre selected from the Approved Plant Palette (attached as Exhibit B), of which fifty percent (50%) must be 5-gallon or larger.
- Annuals or perennials are not included in minimum planting quantities.

**Groundcover.**

All non-paved areas shall be surfaced with decomposed granite (minimum 2" in depth of 1/4" minus material) or turf grass. When used, turf grass areas must be limited to a maximum of fifty percent (50%) of the total non-paved area.

**Irrigation Systems.**

Automatic, time clock-controlled irrigation systems must be provided for all planted and landscaped areas.

**Building Perimeters.**

A landscaped buffer of width to satisfy applicable City minimum requirements will be provided around all buildings. The design of this landscaping will incorporate relatively low growing planting to avoid obstruction of views from inside the building or relatively high growing plantings to provide shading, as may be appropriate for the conditions.

**Building Entrances.**

A common landscape design will be used to accentuate the primary entrance to each building. This design will incorporate specimen-quality trees, interesting patterns of shrubbery and groundcover plants, specifically selected to add punch to the visual image and clear identification of the building's primary entrance.

**Site Entrances.**

A common landscape design consisting of feature trees, accent shrubs and groundcover plantings will be used to identify the primary entrance to each individual site. This design will incorporate specimen-quality trees and common shrubbery and groundcover plants, specifically organized to assist in visitor way-finding and identification of the site entrance.

**Parking Areas.**

A common landscaping design will be used in all parking areas. The design will include landscaped "islands", "fingers", or "diamonds" (if allowed by current City ordinance) of width and at intervals meeting applicable City minimum requirements. In addition to the minimum plantings

required per net developed site area, as delineated above, each such island, finger, or diamond shall be planted with a minimum of one (1) shade canopy-type tree and three (3) shrubs or groundcover plants.

For each two (2) feet in width that an island exceeds the five (5) foot minimum width, a minimum of one (1) shrub or groundcover plant shall be added. For each ten (10) feet that an island exceeds the five (5) foot minimum width, a minimum of one (1) tree shall be added. Where islands align from two (2) "head-on" rows of parking stalls, the landscaping requirements shall be doubled for the combined island.



Landscaping will be avoided underneath parking canopies and between rows of head-in parking. When landscaped "islands" or "fingers" interrupt covered parking, a clearance of one stall will be provided on each side of the landscaped island or finger to allow adequate clearance between trees and metal canopy.

**Private Roads and Driveways.**

Landscaping along private roads and/or driveways abutting public roads and providing access to individual sites shall be consistently designed with the material, quantity, size and quality of the majority of the landscaping in the adjacent public road right of way. Such design shall be maintained for the entire length of the private road or driveway.

**And Phased Construction.**

Where construction on a single site is phased to allow certain portions of the work on that site to be completed at a later time, subsequent phases shall be designed to match or coordinate the design intent, material selection, and material sizes of the first phase so as to create a seamless visual appearance when complete.



### 3.3 Streetscapes

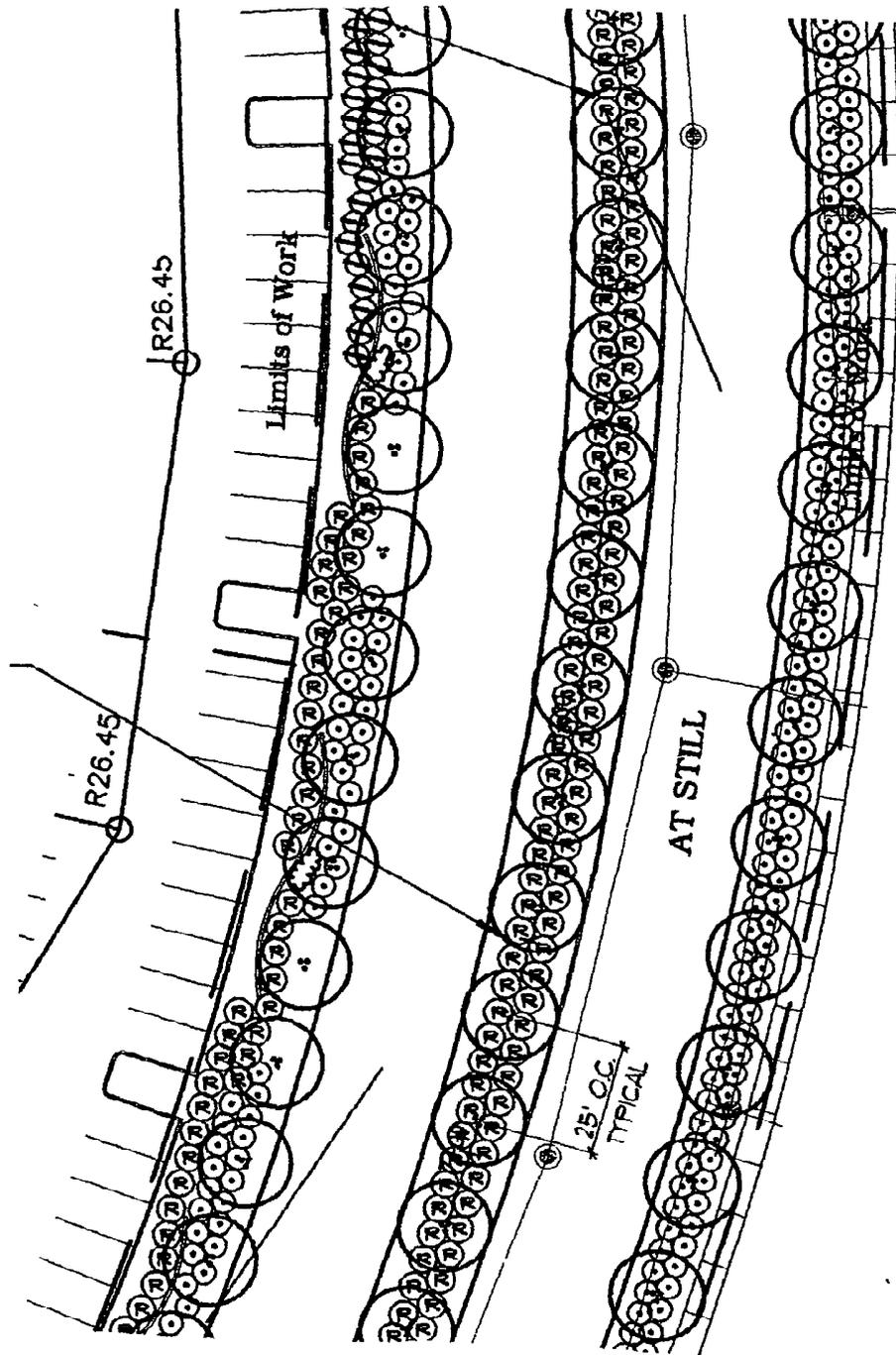
*Streetscape design has been established by the existing improvements along South Sunview and A.T. Still Circle. These design guidelines shall require any new streetscape improvements to be consistent with those that exist.*

**Established Landscape Design.**

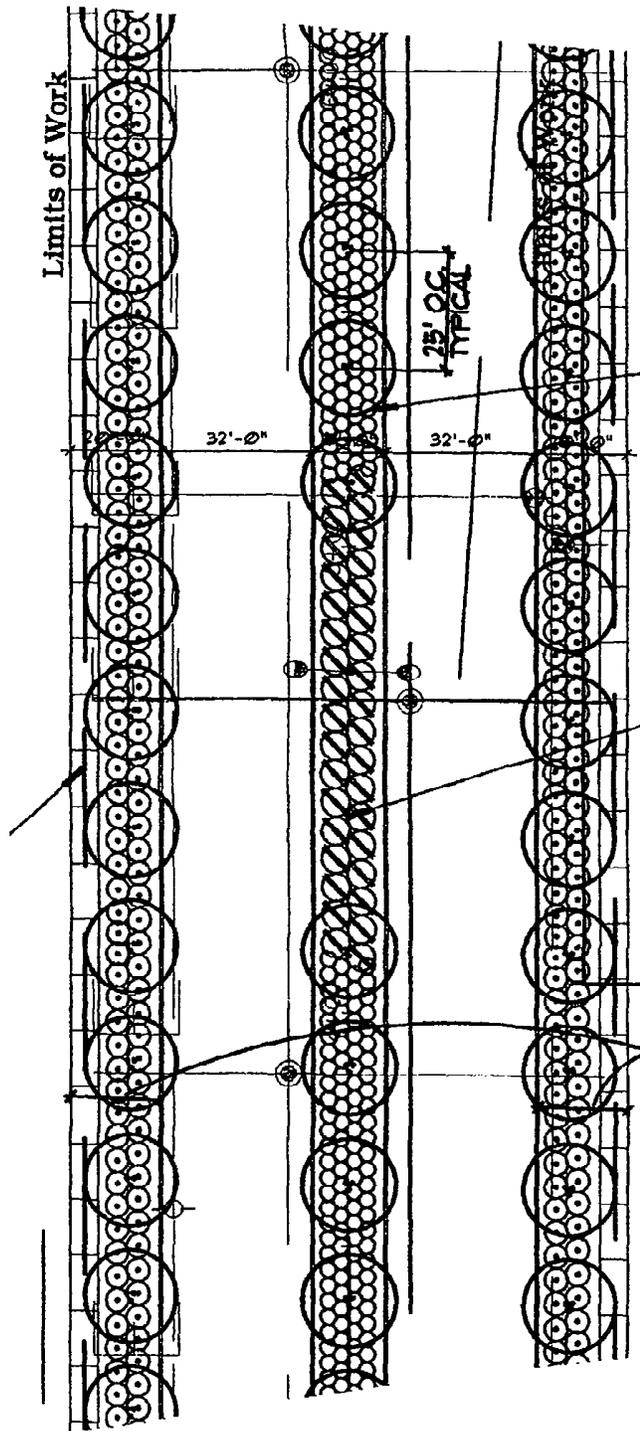
All new landscaping along Park interior drives will be consistent with the established landscape design exhibited by the following sketches.

### plant legend

symbol	common name	botanical name
	<u>trees/palms</u>	
	PALO BREÁ	CERCIDIUM PRAECOX
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA
	<u>shrubs/groundcover</u>	
	HEAVENLY CLOUD TEXAS GAGE	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY'
	B. KARST BOUGAINVILLEA	BOUGAINVILLEA
	RED BIRD OF PARADISE	CAESALPINIA FULCHERRIMA
	DESERT RUELLIA	RUELLIA PENINSULARIS
	DESERT CARPET	ACACIA REDOLENS 'D. CARPET'
	NEW GOLD LANTANA	LANTANA CAMARA 'NEW GOLD'
	DAMIANITA	CHRYSACTINIA MEXICANA



A.T. STILL CIRCLE



SOUTH SUNVIEW



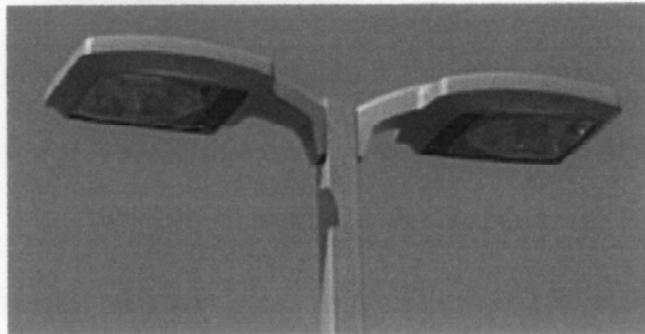


## 3.4 Site Lighting

*Exterior illumination shall be designed to illuminate only buildings, parking areas, and walkways and shall not produce glare on adjacent land or streets. All new site lighting will match existing fixtures.*

### **Parking Lot Lighting.**

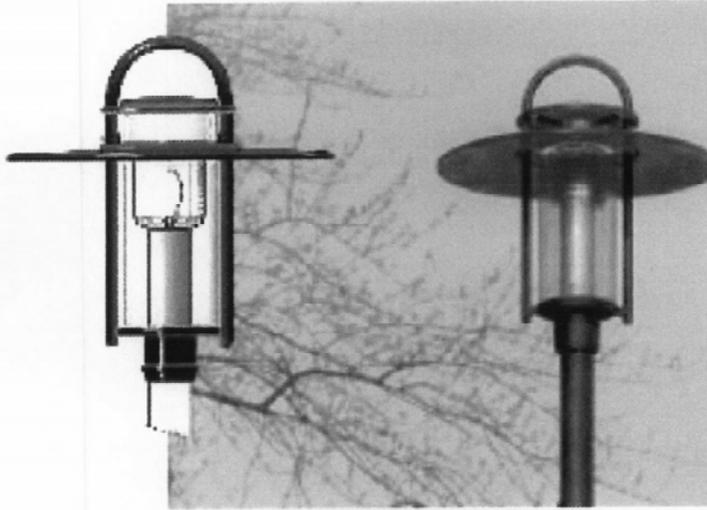
The Park standard light fixture for parking lot lighting shall be Gardco Lighting, Gullwing, Model No. G-18 (or equal) with gray-painted finish and square poles of 25'-0" in height. Light pole bases shall consist of standard gray concrete and shall be 2'-6" in diameter and 3'-0" in height. This fixture is represented by the following photograph.



### **Pedestrian Walkways (Poles).**

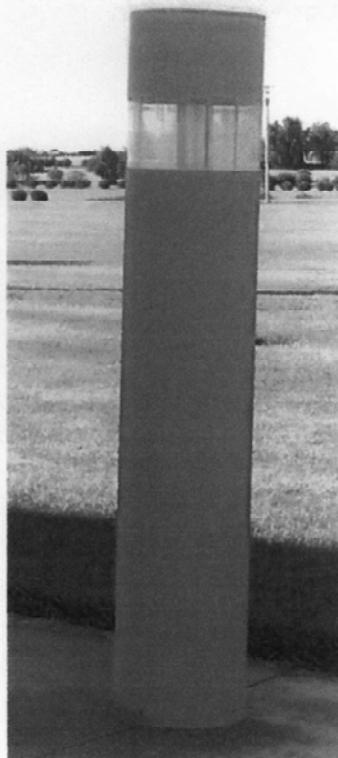
The Park standard light fixture for pedestrian walkway pole lighting shall be Saturn-1 (or equal) 12' in height, aluminum finish as manufactured by Se'Lux Corporation. Contact: R.C. Lurie Co. Inc. at

(602) 258-2400 – Phone and (602) 252-5018 - Fax. This fixture is represented by the following photographs.



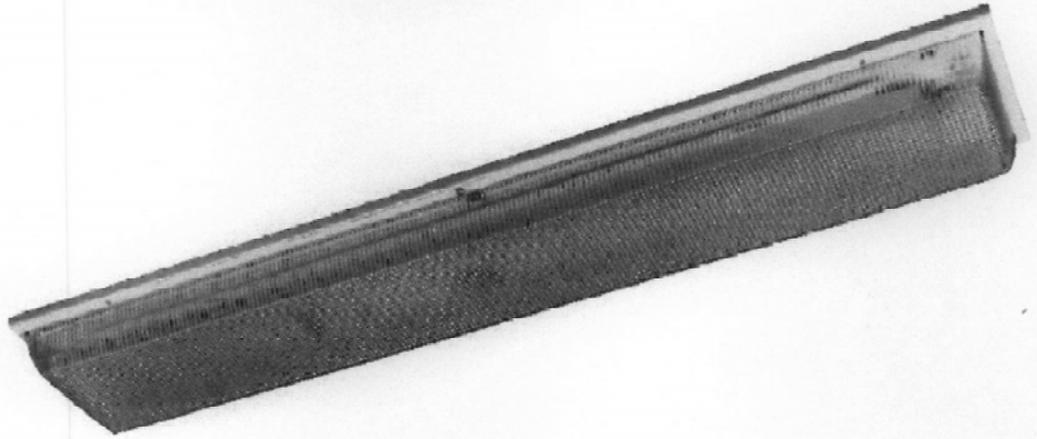
**Pedestrian Walkways (Bollards).**

The Park standard light fixture for pedestrian walkway, bollard lighting shall be Gardco Lighting, Model No. BR800 (or equal) with aluminum finish. This fixture is represented by the following photograph.



**And Parking Canopies.**

The Park standard light fixture for under parking canopy lighting shall be Morlite Model No. SM93, surface-mounted luminaire (or equal). This fixture is represented by the following photograph.





## 4.1 Design Theme

*The Park's architectural theme can be described as a fusion of traditional southwestern architecture with modern and high tech detailing.*

### **Architectural Theme.**

The architectural theme includes natural textures and materials, clean and simple forms, a color palette indicative of Arizona's desert environment, interesting and shade-providing articulation and ornamental detailing. The design of proposed buildings will respect the existing campus architecture, while also creating a unique style and visual image for each individual project.

### **Window Systems.**

The design and selection of window systems shall be complimentary to, and consistent with, the tinted, high-performance glass used at the School Building. Mirrored glass is specifically prohibited within the Park. For reference, the following window system materials have been incorporated within the School Building.

- a. The glass material is EverGreen as manufactured by Pilkington.
- b. The finish on the aluminum product is clear-anodized aluminum.

**Roofing and Roof-top Mounted Devices.**

All roof surfaces visible from street-level shall be treated with appropriate architectural materials that are consistent with the Park's design theme. All roof top-mounted devices, such as antennae, televising, radio, satellite or microwave dish transmitting or receiving apparatus or similar equipment, must be adequately screened from view of adjacent properties and streets.

**And Mechanical Equipment.**

All mechanical equipment, including air conditioning units, swamp coolers, exhaust pipes and heating equipment, shall be installed as an integral part of the building's architecture. These items shall not be located where visible from adjacent properties or streets and shall be adequately screened from street-level view.





## 4.2 Building Materials & Colors

*Common exterior materials and colors will be employed to create a unifying theme throughout the Park.*

### **All Sides.**

Buildings are to be designed with all elevations of similar detailing as appropriate for the function of the building and the aesthetic perception of the architecture.

### **Materials.**

All exterior building materials used within the Park shall be specifically selected to compliment the School Building. The following materials are established as acceptable exterior materials.

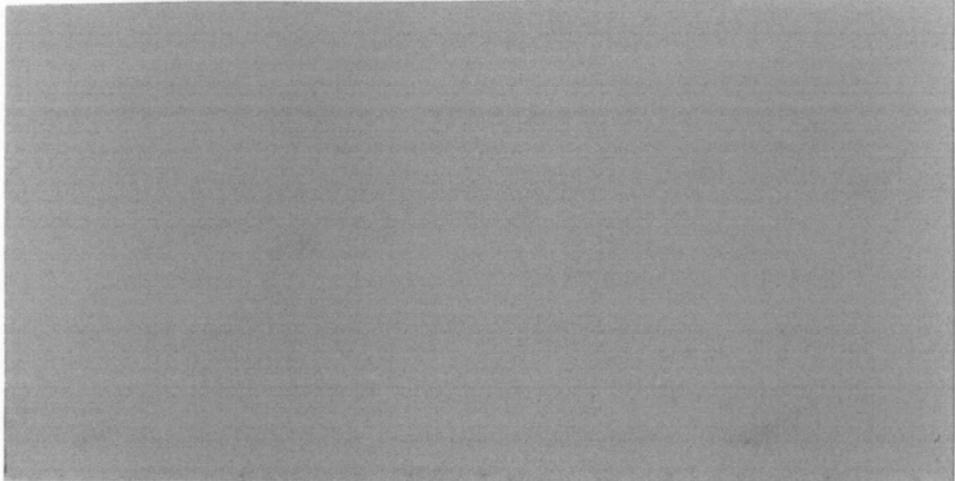
- a. Commercial quality stucco/Exterior Insulation and Finish Systems (EIFS).
- b. Site-cast, tilt-concrete panels.
- c. Architectural concrete masonry units.
- d. Natural Arizona sandstone veneers (especially as applied in accent elements)

### **And Colors.**

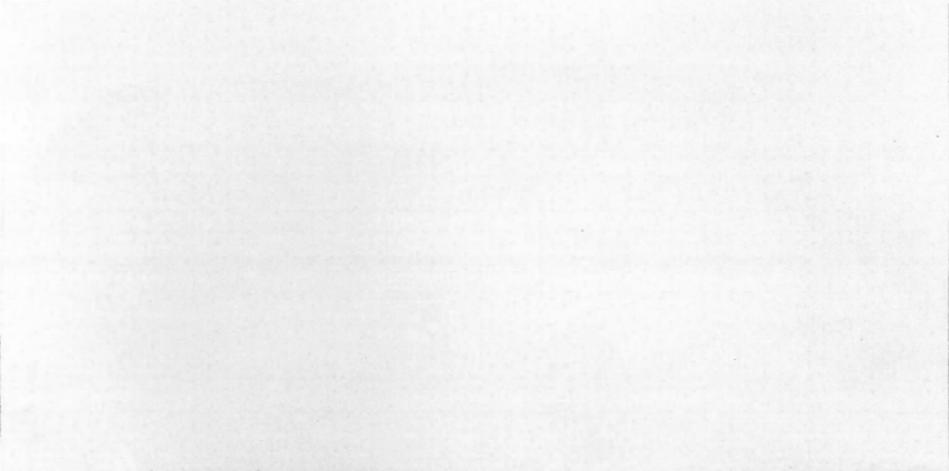
All exterior building colors shall be compatible with and compliment the exterior colors selected for the School Building. For reference, the following colors have been applied on the exterior façade of the School Building.



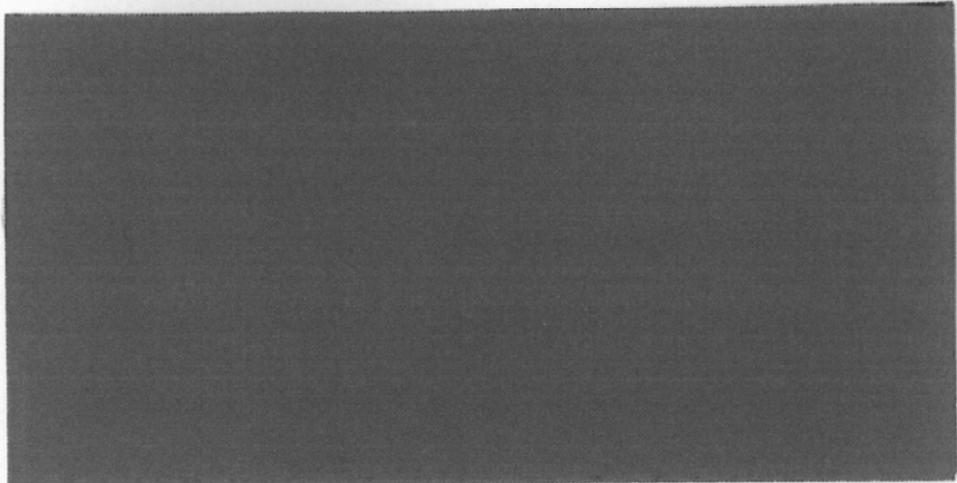
a. Pueblos (SP2230) by Dunn-Edwards [1<sup>st</sup> Floor of School Building]



b. Daisy (SP4016) by Dunn-Edwards [2<sup>nd</sup> Floor of School Building, Fascias & Metal Trims]



c. Pumping Iron (DE30170) by Dunn-Edwards [3<sup>rd</sup> Floor of School Building]





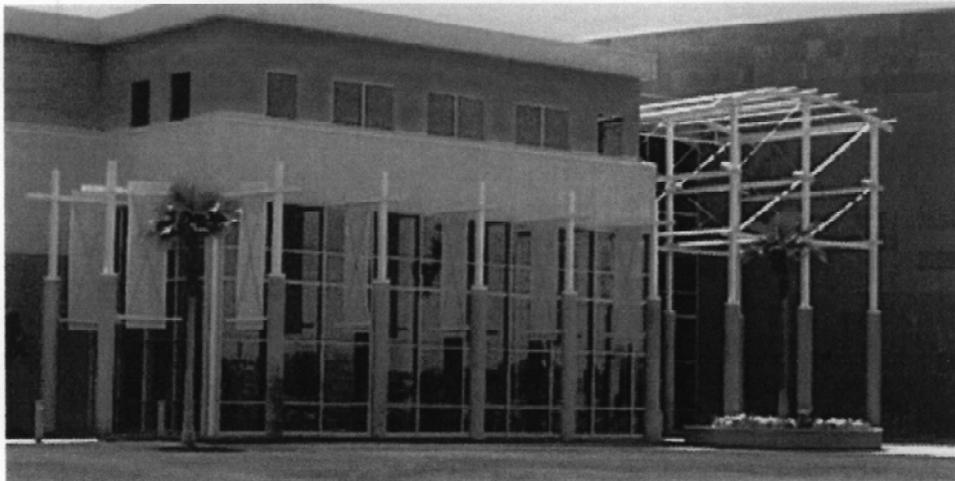
## 4.3 Articulation & Detailing

*Implementation of complimentary elements of articulation and detailing will accomplish the goal of a distinguishing and unifying theme.*

### **Articulation and Detailing.**

Common articulation and details will be incorporated into the façade design of all proposed buildings. This design should include some of the following elements as may be necessary to achieve a distinctive, yet complimentary architectural design. These elements are described in words and depicted by photographs that follow:

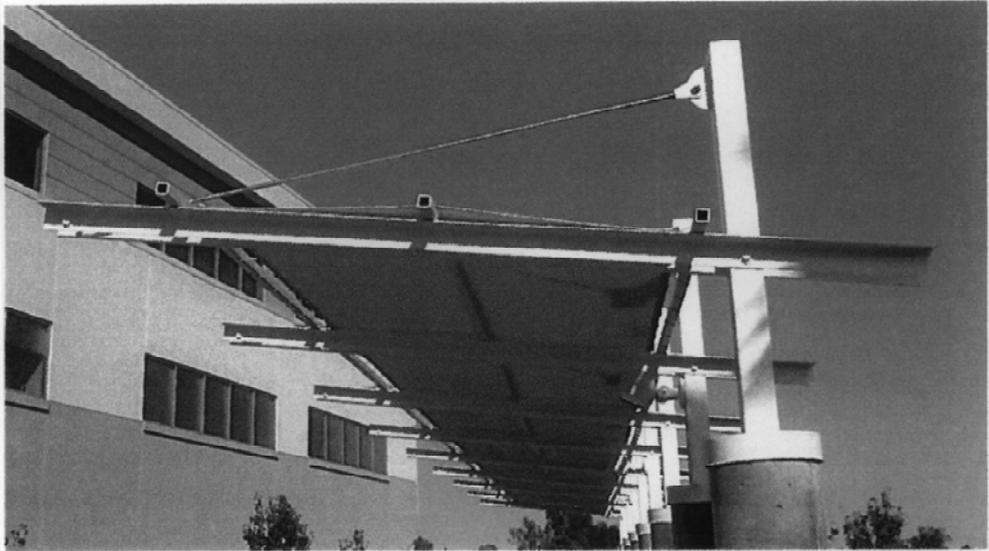
- a. Painted, metal-lattice structures/building entry shade elements.



b. Painted, perforated metal panels.

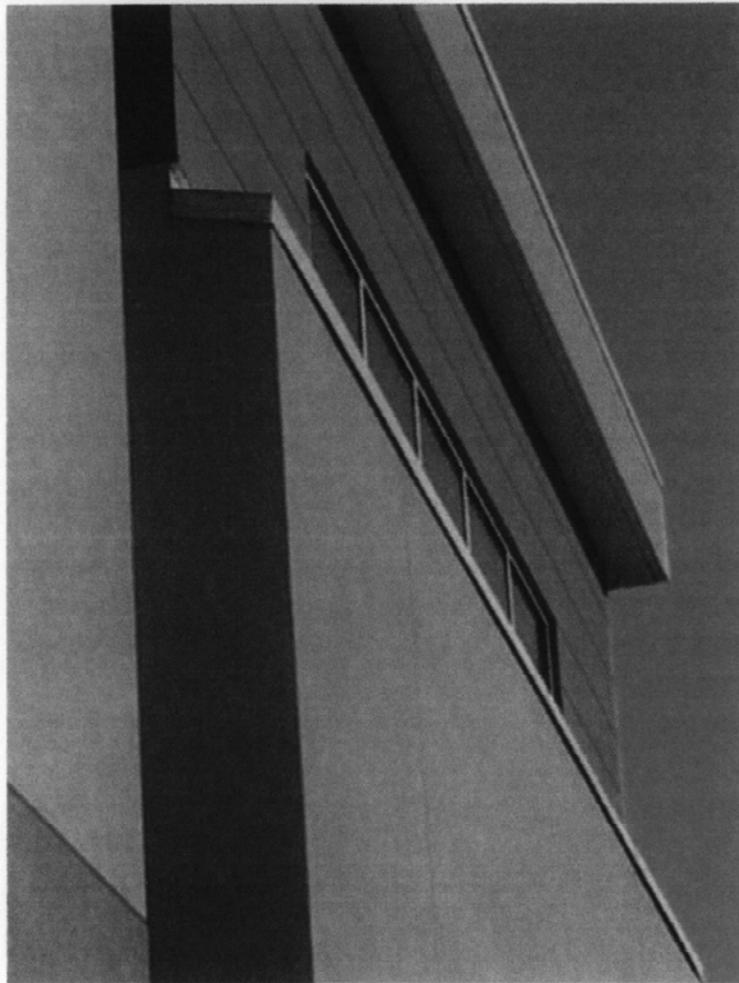
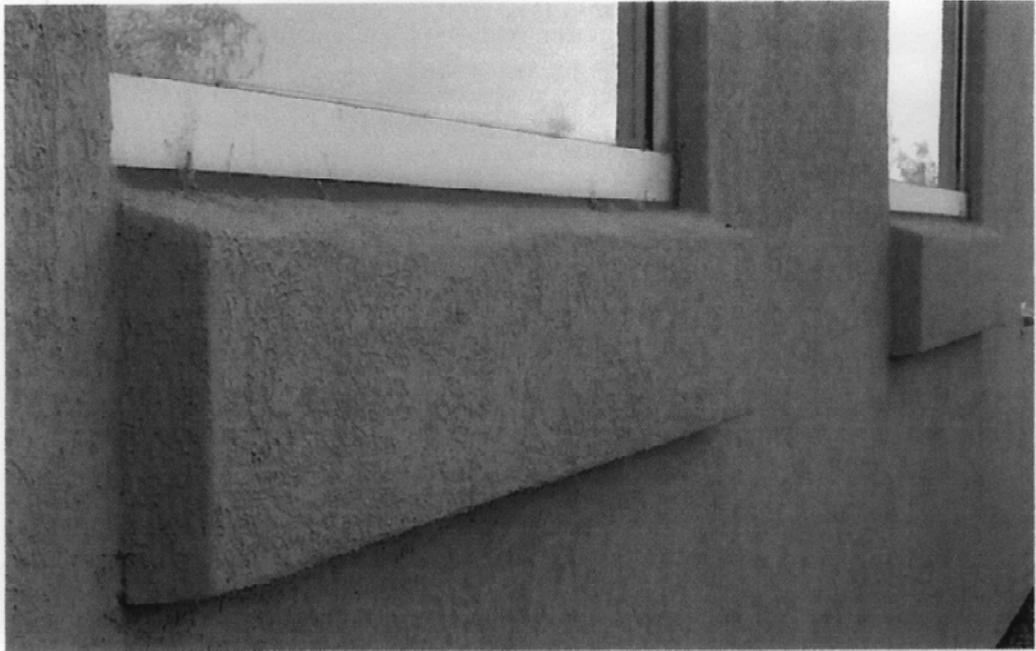


c. Canvas fabric elements.



d. Protruding forms/accents at window sills and heads.

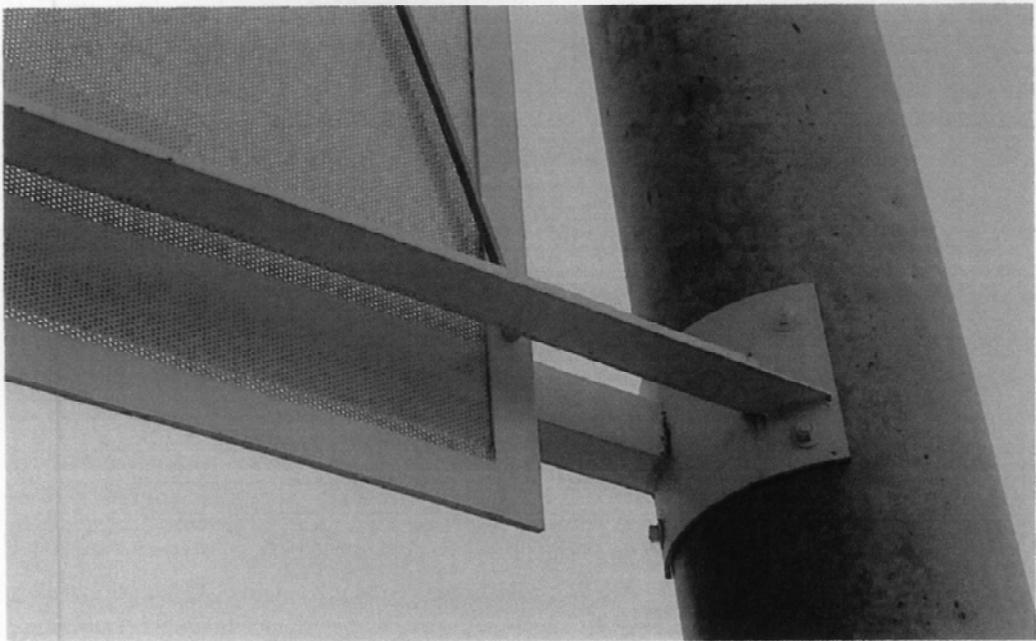
ALTER



e. Top of building fascia and cornice elements.



f. Colonnades of concrete columns with steel detailing.



- g. Combination of flush-installed and set-back windows (emphasis on flush-installed similar to the School Building).
- h. Rhythm of punched and ribbon window elements.
- i. Metal rod and turn-buckle detailing.



j. Sandstone veneers and facings.

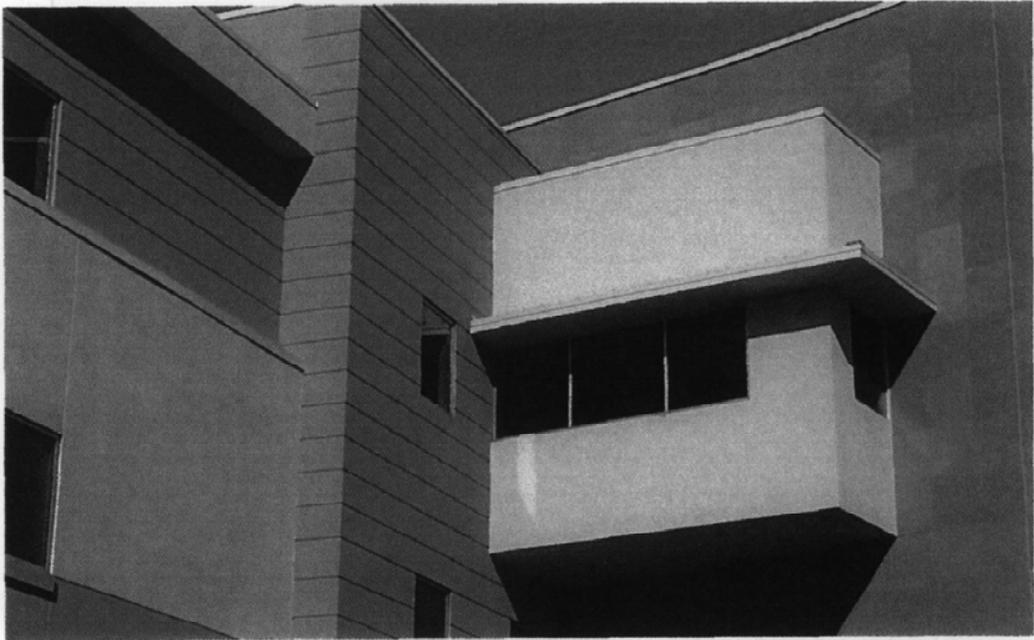
ALTER



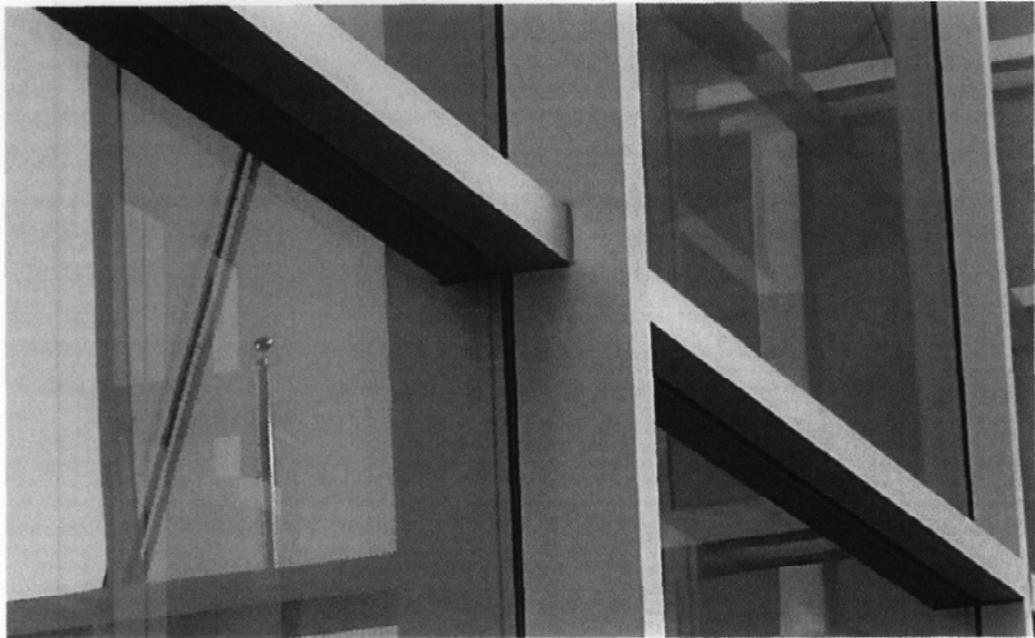
k. Vertical glass walls (especially at primary building entries).



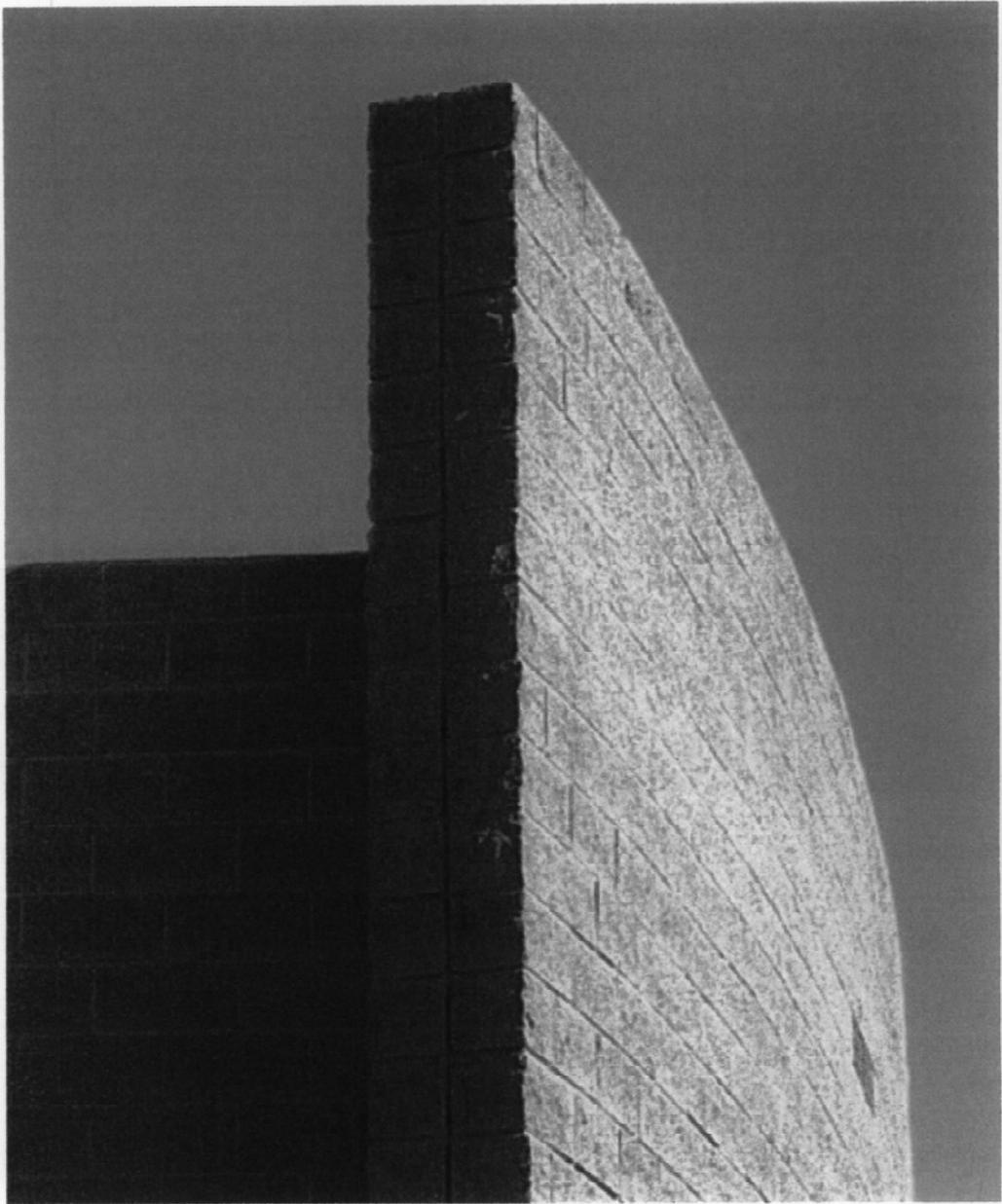
l. Uniquely patterned and significantly sized reveals.



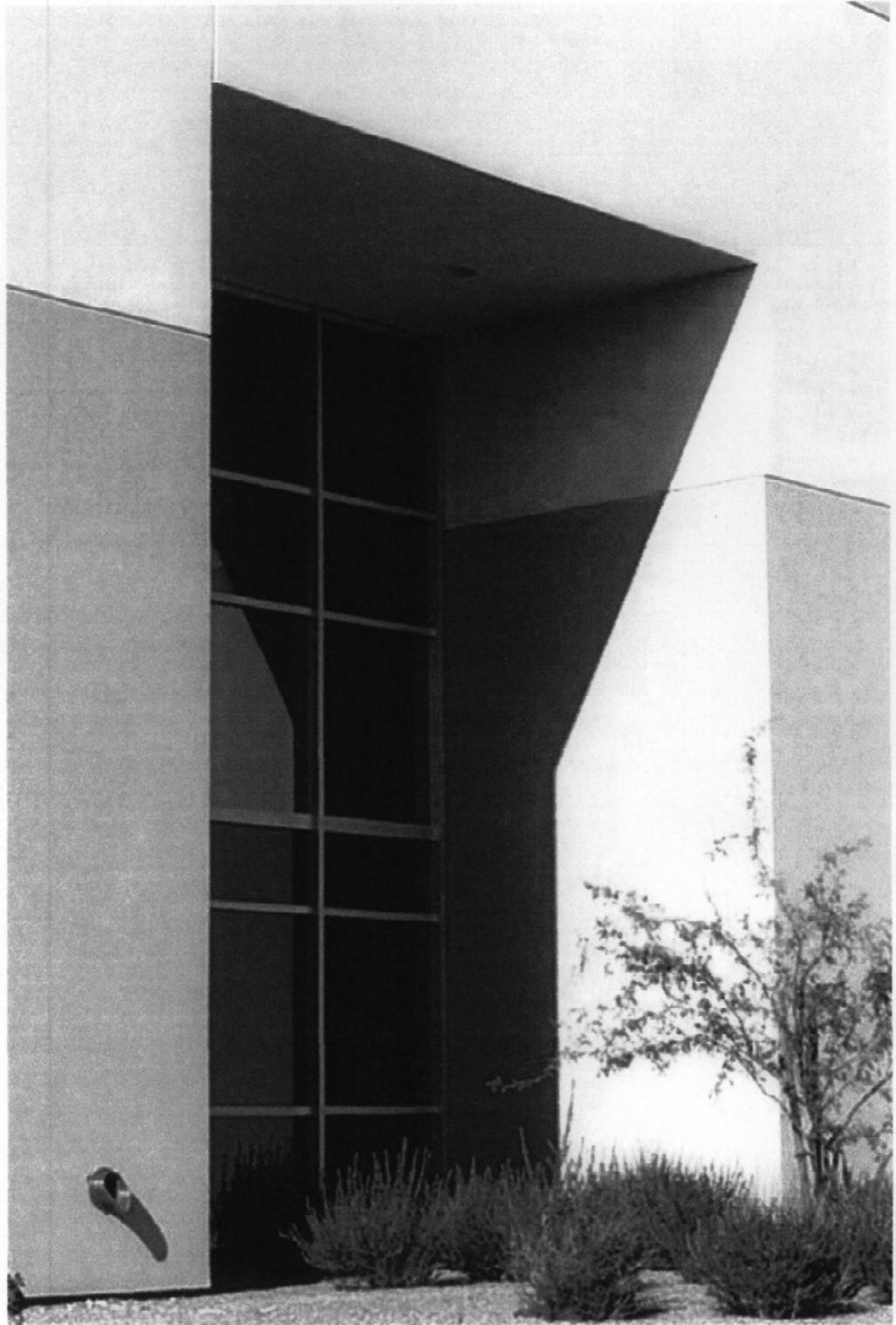
m. Varying dimension of glazing mullions.



n. Curved wall forms.



- o. Two (2)-story, recessed elements.





## 5.0 Signage Design Guidelines

*Well-executed and significant signage will provide the Park and its users with an identity recognized throughout Community and will offer visitors proper way-finding.*

### **Importance.**

Aesthetically relevant and effectively designed exterior signage is an integral way to guide users and visitors around the Park, both at vehicular and pedestrian scales. With a master-planned, campus-like park it is important that exterior signage incorporate common design elements, including materials, fonts, colors, etc. in order to ensure consistency. The design of future signage will relate architecturally to the Park's existing signage and the School Building.

### **City Approval.**

All exterior signage must be approved by the City of Mesa and must conform to the relevant signage ordinances in effect and previously approved comprehensive signage package. For reference, existing signage was approved by the City of Mesa by Zoning Administrator Case No. ZA01-041.



## 5.0 Signage Design Guidelines

*Well-executed and significant signage will provide the Park and its users with an identity recognized throughout Community and will offer visitors proper way-finding.*

### **Importance.**

Aesthetically relevant and effectively designed exterior signage is an integral way to guide users and visitors around the Park, both at vehicular and pedestrian scales. With a master-planned, campus-like park it is important that exterior signage incorporate common design elements, including materials, fonts, colors, etc. in order to ensure consistency. The design of future signage will relate architecturally to the Park's existing signage and the School Building.

### **City Approval.**

All exterior signage must be approved by the City of Mesa and must conform to the relevant signage ordinances in effect and previously approved comprehensive signage package. For reference, existing signage was approved by the City of Mesa by Zoning Administrator Case No. ZA01-041.



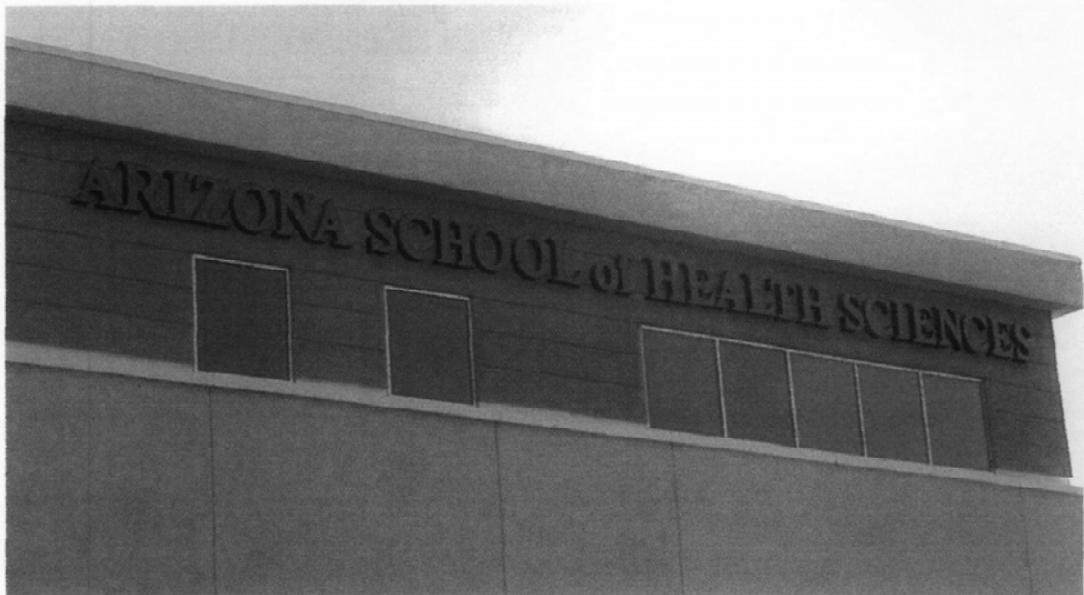
**Monument Signs.**

A monument sign(s) will be provided at a prominent location near each project to identify the project's address and any tenants/users within the building. Painted metal, reversed-channel pan letters will be applied to a sandstone background. These monument signs will be similar to or equal in quality to existing monument signs within the Park as reflected by the following photograph.



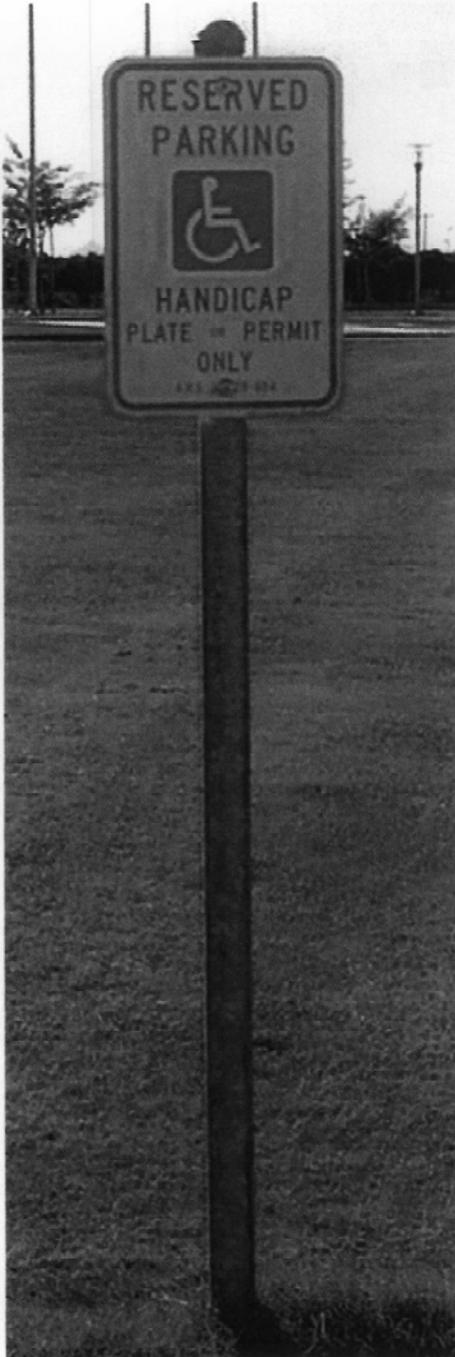
**Building-mounted Signage.**

Building-mounted signage will be allowed, when appropriate, to identify tenants/users within a building. Illuminated, reverse-channel pan letters will be used similar to those on the School Building as reflected by the following photograph. It is anticipated that building-mounted signage will be particularly appropriate and necessary for elevations of buildings with clear view from State Route 60 and Baseline Road.



**And Code-required Signage.**

All signage required by Code and/or City ordinances will be provided. This signage will equal that existing code-required signage depicted in the following photographs.



# Exhibit A



ARIZONA HEALTH & TECHNOLOGY PARK  
 BASELINE ROAD & SUPERSTITION FREEWAY AT RECKER ROAD  
 MESA, ARIZONA  
 85208



## Site Plan

## Exhibit B

### Approved Plant Palette

<u>Botanical Name</u>	<u>Common Name</u>
<b>TREES</b>	
Acacia Greggii	Catclaw Acacia
Acacia Smallii	Sweet Acacia
Acacia Shaffneri	Twisted Acacia
Acacia Willardiana	Palo Blanco
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Little Leaf Palo Verde
Chamaerops Humilis	Mediterranean Fan Palm
Olneya Tesota	Ironwood
Pinus Brutea	Afgani Pine/Eldarica Pine
Pinus Halepensis	Aleppo Pine
Prosopis Chilensis	Chilean Mesquite (thornless)
Prosopis Juliflora	Native Arizona Mesquite
Prosopis Venutina	Velvet Mesquite
Washingtonia sp	Fan Palm
<b>SHRUBS</b>	
Ambrosia Deltoidea	Triangle-leaf Bursage
Anisacanthus Thurberi	Desert Honeysuckle
Asclepias Linaria	Pineleaf Milkweed
Atriplex Canescens	Fourwing Saltbush
Atriplex Lentiformis	Quail Brush
Buddleia Marrubifolia	Woolly Butterfly Bush
Calliandra Californica	Baja Fairy Duster
Calliandra Eriophylla	Native Fairy Duster
Cassia Wislizeni	Shrubby Senna
Celtis Pallida	Desert Hackberry
Cordia Parvifolia	Little Leaf Cordia
Dalea Spp.	Dalia
Dodonaea Viscosa	Hopseed Bush
Encelia Farinosa	Brittle Bush
Ephedra Trifurca	Mormon Tea
Ericameria Laricifolia	Turpentine Bush
Justicia Californica	Chuparosa
Justicia Spicigera	Mexican Honeysuckle
Larea Tridentata	Creosote Bush
Leucophyllum Laevigatum	Chihuahuan Sage
Lycium Andersonii	Wolfberry
Ruellia Peninsulares	Ruellia
Salvia Clevelandii	Cleveland Sage

<u>Botanical Name</u>	
<b>SHRUBS (Continued)</b>	
Salvia Greggii	Red Sage
Simmondsia Chinensis	Joboa
Zizyphus Obtusifolia	Gray Thorn
<b>GROUNDCOVERS</b>	
Antigonon Leptopus	Queen's Wreath
Oenothera Caespitosa	White Evening Primrose
Verbena Pulchella	
Verbena Rigida	