

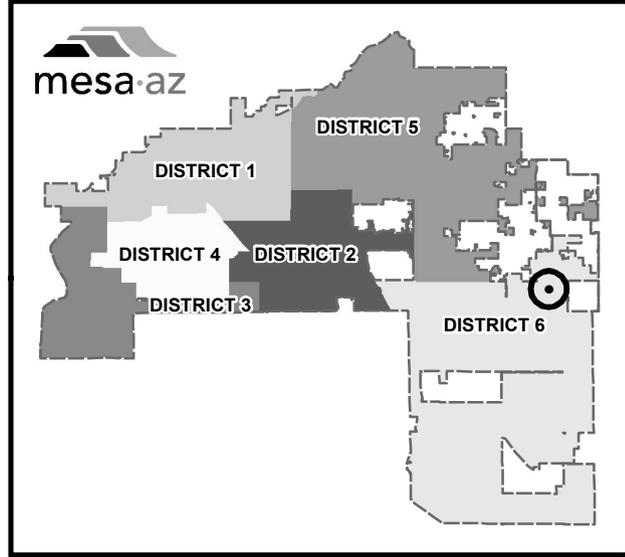
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**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-055

PROJECT:
KINDRED REHABILITATION HOSPITAL

ADDRESS:
10309 E HAMPTON AVE

REQUEST:
REZONE FROM LI TO LI BIZ AND SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A MEDICAL CENTER. (PLN2014-00543)



mesa·az

Planning and Zoning Board

Case Information

CASE NUMBER: Z14-55 PLN2014-0543
LOCATION/ADDRESS: 10309 East Hampton Avenue
GENERAL VICINITY: Located south of Southern Avenue and east of Crismon Road
REQUEST: Rezone from LI to LI BIZ and Site Plan Review.
PURPOSE: This request will allow for the development of a medical center.
COUNCIL DISTRICT: District 6
OWNER: Vance Marshall, VJ Crismon LLC
APPLICANT: Casey Carlton, Ascension Group Architects LLP
STAFF PLANNER: Tom Ellsworth

SITE DATA

PARCEL NUMBER(S): 220-81-740H
PARCEL SIZE: 11.1± acres
EXISTING ZONING: Limited Industrial - LI
GENERAL PLAN DESIGNATION: Character Type: Specialty District
Sub-type: Medical Campus
CURRENT LAND USE: Undeveloped

ZONING HISTORY/RELATED CASES:

Sept. 2, 1987: Annexed as part of a 1,140± acre annexation into the City of Mesa (Ord. 2249)
Oct. 5, 1987: Comparable zoning, R1-43 and R1-9 established (Z87-66; Ord. 2271)
March 6, 2000: Rezone of 96± acres from R1-43 to C-2, M-1 and PEP, and site plan approval for a Home Depot retail store (C-2), a large office development (PEP), and a large industrial complex (M-1). The subject site is located in the approved M-1 industrial area. (Z99-96, Ord. 3753).

SITE CONTEXT

NORTH: (across Hampton) Hospital – zoned NC-BIZ
EAST: Undeveloped (approved retail center) – zoned LC-PAD and LC-PAD-BIZ
SOUTH: Undeveloped (approved hotel) – zoned LI-BIZ
WEST: Undeveloped – zoned LI

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: Approval with conditions. Denial

PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a rezoning of 11.1± acres from Limited Industrial (LI) to LI with a Bonus Intensity Zone (BIZ) overlay in order to develop an 81,000 square foot, three-story, building to be located at 10309 E. Hampton Avenue. The site is located southeast of the intersection of Crismon Road and Southern Avenue. The proposed project will include 70 transitional care patient beds and 20 in-patient rehabilitation patient beds. All inpatient rehabilitation patient rooms are located on the ground level and the transitional care rooms will be on the upper two floors.

The site is accessed off of Hampton Avenue on the north side of the property. All four sides of the building have articulation, providing interest on all faces. The proposed materials are a combination of storefront glazing, exterior insulation finishing system (EIFS), and stone veneer.

This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

MODIFICATIONS

The BIZ overlay is being requested to allow an increase to the 40' maximum height allowed by the zoning code within the LI zoning district. The applicant is requesting a maximum height of 57' to accommodate the height needed for the three-story construction and screening of mechanical equipment. Staff is supportive of the proposed modification.

Given the heights that have been approved in the area for the hospital, the medical office buildings and the hotels, this building height will be consistent with the area. The allowance for the increase in height is being addressed through quality building design as required by the BIZ overlay.

NEIGHBORHOOD PARTICIPATION

The applicant has implemented a Citizen Participation Plan that included mailing letters to all surrounding property owners within one-half mile of the site and all HOA's and Registered Neighborhoods within one mile. The applicant also held a neighborhood meeting at Stevenson Elementary School on September 30, 2014.

The applicant has reported one person in attendance at the meeting and one e-mail correspondence with a resident in the area. The only concern was regarding whether or not this was a drug rehabilitation area. The applicant was able to respond to these concerns by assuring them that this was a physical rehabilitation facility.

To date staff has not received any comments or concerns from citizens regarding this request.

CONFORMANCE WITH THE MESA 2040 GENERAL PLAN

The goal of Mesa 2040 General Plan is to establish and maintain neighborhoods and to build a sense of place in neighborhoods and in commercial/employment areas of activity. Rather than focusing on individual land uses, the Plan focuses on the "character of development in different areas." Character types combine concepts of land use with building form and intensity to describe the type of area being created through the development that occurs.

Character Type:

This request is within the Character Type of *Specialty District* as identified on the Character Area map in the Mesa 2040 General Plan. The proposed site is also within the *Medical Campus* subtype of this character area.

Specialty Districts are large (typically over 20 acre) areas with a single use such as an educational campus, airport, or medical facility. The character of these areas can have a significant impact on surrounding development either through the amount of traffic they generate, or the noise associated with their activities. Typical uses for this character type may be supported by retail, offices, hotels, or dormitories. Development in this character type maintains a campus feel and connection between buildings by having consistency in landscaping and signage and a high quality of building design and materials.

Medical Campus character sub-types include areas for hospitals and associated medical office buildings on sites of at least 20 acres. These medical campuses often contain buildings at least 4 stories in height and can impact surrounding neighborhoods due to traffic and noise.

Economic Activity Area:

To grow and maintain a diverse job base, Mesa must continue to develop and maintain Economic Activity Areas that provide busy, vibrant places which draw people and businesses together. This project is located in the **Superstition Freeway East Economic Activity Area**. This area is dominated by businesses representing the advanced business services, healthcare services and retail industry clusters extending for approximately eight miles along the Superstition Freeway (US 60). This area is expected to see further growth in these clusters as vacant parcels throughout the corridor are developed over time.

Key Elements:

The General Plan identifies key elements to community development that are important elements of continuing to grow and develop a healthy, sustainable City. The five elements include:

1. High Quality Development
2. Changing Demographics
3. Public Health
4. Urban Design and Place-Making
5. Desert Environment

These key elements are met within the proposed development. The applicant is providing high quality architectural design and also providing a high quality employment use. The proposed use providing needed health care services that responds well to the needs of the demographics within the area by. The overall design fits into the context of the existing and growing medical campus of the surrounding area.

The proposed development meets the design forms and guidelines for the Medical Campus sub-character type. Is consistent with the description, policies, and strategies of the Superstition Freeway East Economic Activity Area, and is designed in conformance with the overarching Key Elements of the Mesa 2040 General Plan.

STAFF ANALYSIS

The applicant is requesting a rezone of 11.1± acres from LI to LI BIZ to allow the development of a three-story medical rehabilitation hospital. The site is located on Hampton Avenue just east of Crismon Road and is directly south of Mountain Vista Medical Center.

The site layout orients the entrance of the building towards Hampton Avenue and the existing hospital to the north. This not only creates an appropriate vehicular and pedestrian circulation connection but also provides a visual aesthetic that continues the overall character of the area as a medical campus. The site is also accessed off of two shared access drives that provide access through the site to the hotel projects to the south and to the approved office project to the west. The access drives also frame and provide access and circulation to future development to the undeveloped 10± acre site to the west of the project.

The proposed elevations and landscape plan were reviewed by the Design Review Board and received overall support for the architecture, materials, and colors pallet.

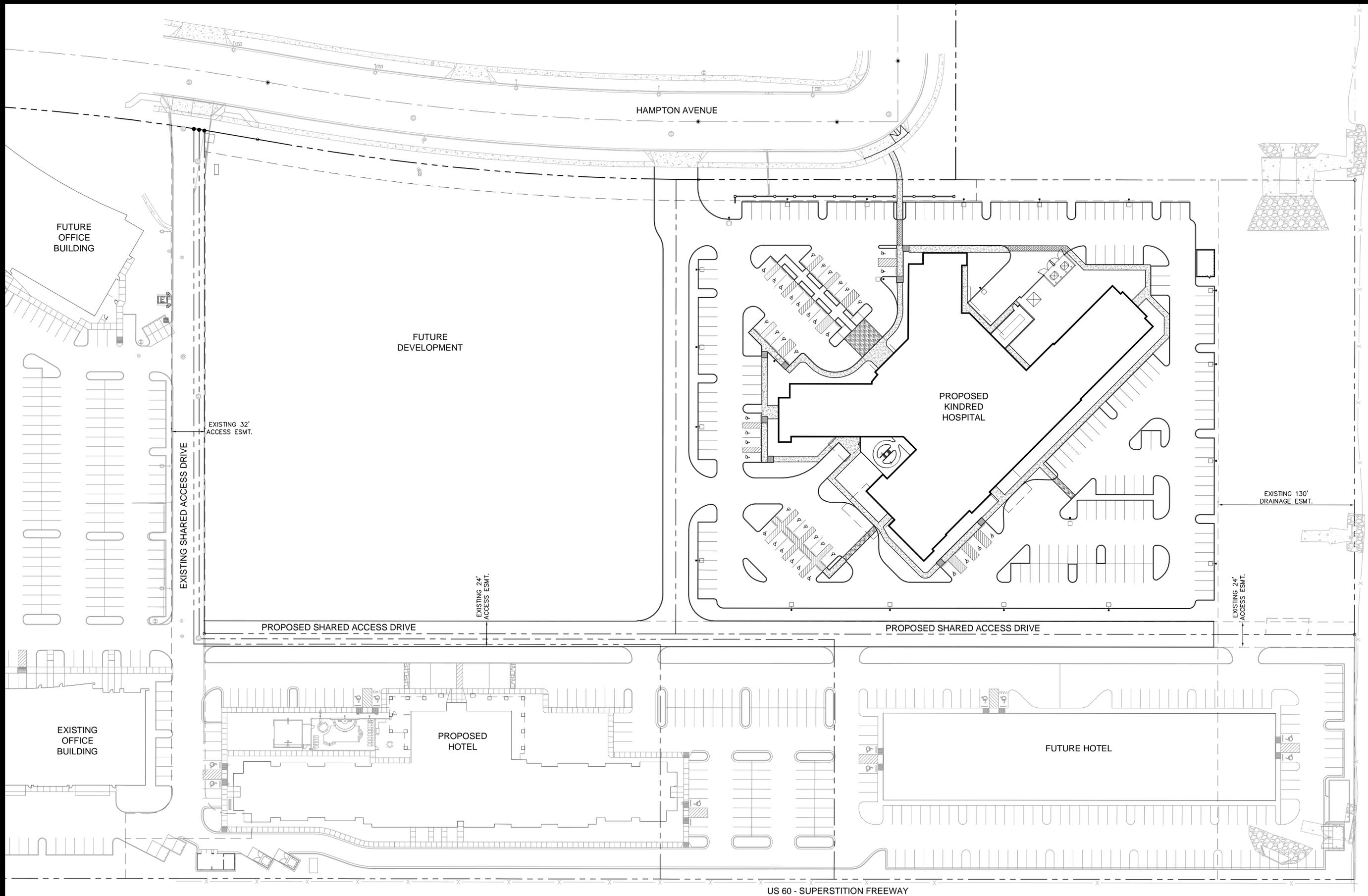
CONCLUSIONS:

Staff is supportive of the request to rezone the site form LI to LI BIZ, and is recommending approval of zoning case Z14-55 subject to the following conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all requirements of the Design Review approval.
3. Compliance with all City development codes and regulations.
4. All street improvements and street frontage landscaping to be installed in the first phase of construction.

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HAMPTON AVENUE

FUTURE OFFICE BUILDING

FUTURE DEVELOPMENT

PROPOSED KINDRED HOSPITAL

EXISTING 32' ACCESS ESMT.

EXISTING SHARED ACCESS DRIVE

EXISTING 24' ACCESS ESMT.

PROPOSED SHARED ACCESS DRIVE

PROPOSED SHARED ACCESS DRIVE

EXISTING 130' DRAINAGE ESMT.

EXISTING 24' ACCESS ESMT.

EXISTING OFFICE BUILDING

PROPOSED HOTEL

FUTURE HOTEL

US 60 - SUPERSTITION FREEWAY



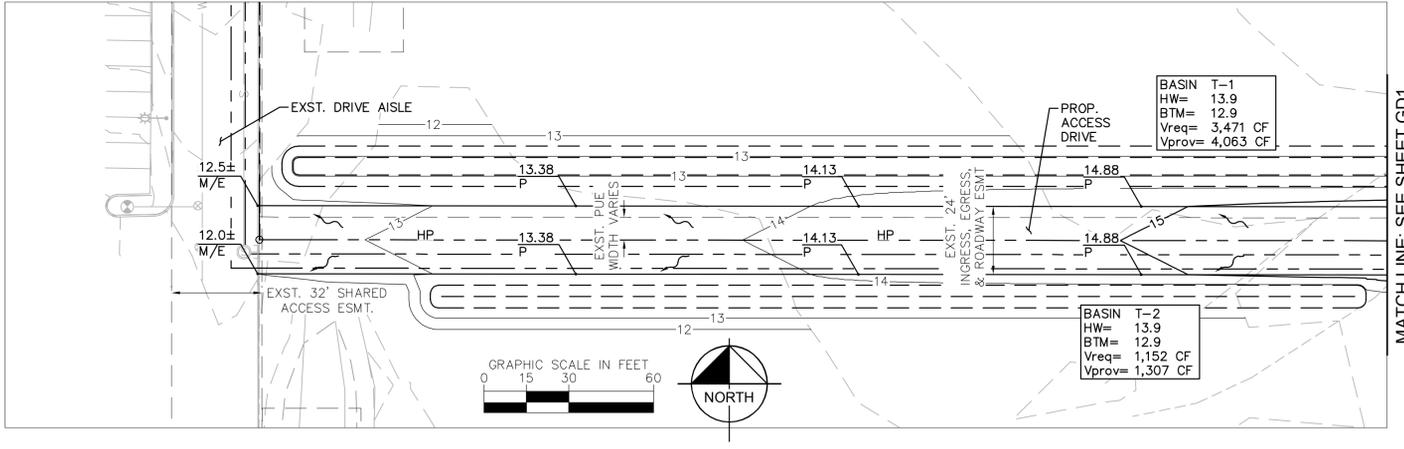
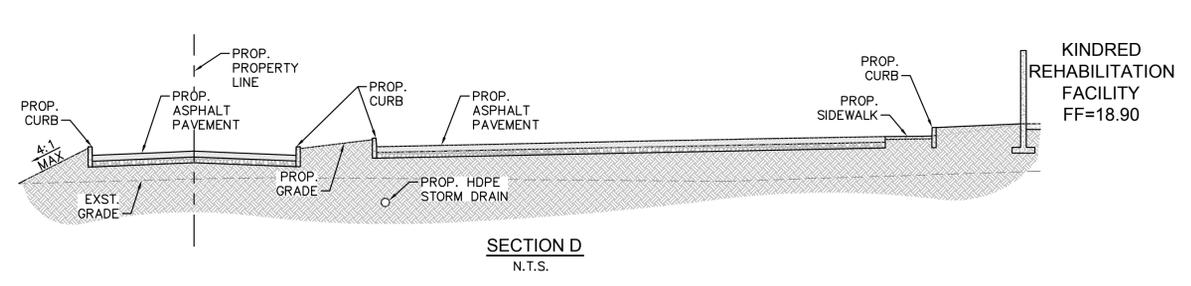
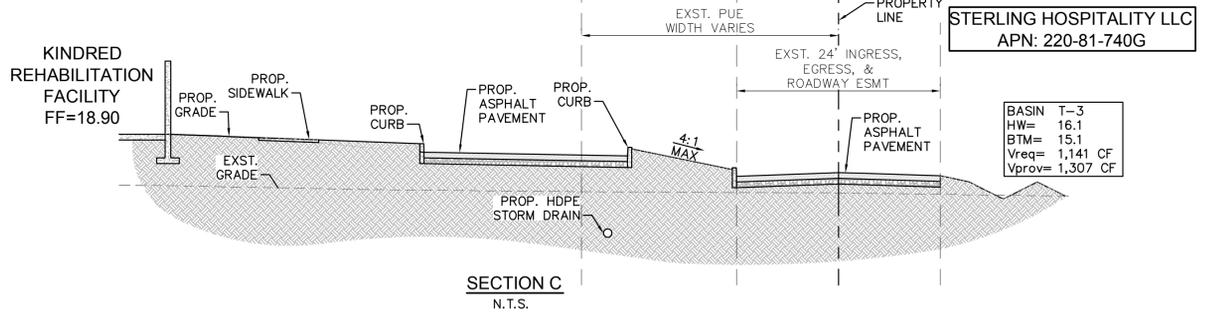
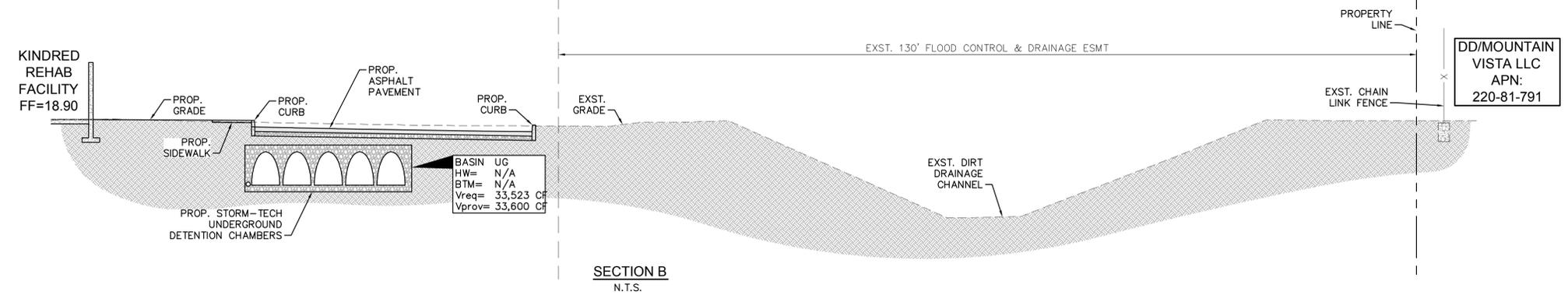
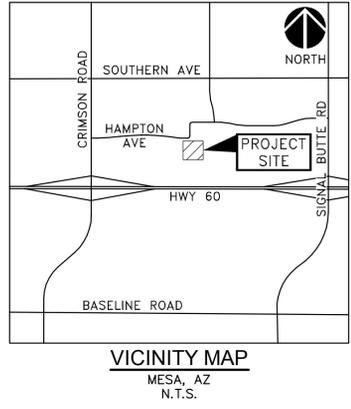
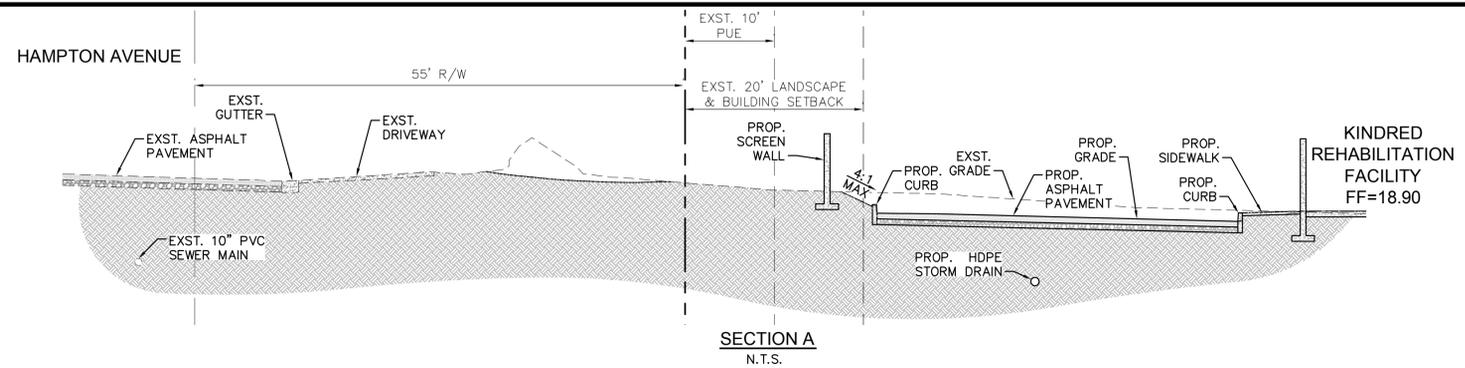
GRAPHIC SCALE IN FEET
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OSP-1 KINDRED MESA OVERALL SITE PLAN



REV	DESCRIPTION	DATE	BY	APP

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DRAINAGE CALCULATIONS

VOLUME REQUIRED = C*A
 C = 0.85 FOR ROOF/PAVEMENT
 C = 0.50 FOR LANDSCAPE AREA
 I = 2.20 FOR 100-YR, 2-HR STORM
 A = AREA IN SQUARE FEET

Basin	Land Use	Runoff Coefficient	Drainage Area (ft ²)	Required Volume (ft ³)	Provided Volume (ft ³)	Surplus (ft ³)
UG	Landscaping	0.50	0	0		
	Building	0.85	39,653	6,179		
	Pavement	0.85	175,467	27,344		
	TOTAL		215,120	33,523	33,600	77
T1	Landscaping	0.50	5,707	523		
	Building	0.85	0	0		
	Pavement	0.85	18,916	2,948		
	TOTAL		24,623	3,471	4,063	592
T2	Landscaping	0.50	2,641	242		
	Building	0.85	0	0		
	Pavement	0.85	5,839	910		
	TOTAL		8,480	1,152	1,307	155
T3	Landscaping	0.50	2,641	242		
	Building	0.85	0	0		
	Pavement	0.85	5,766	899		
	TOTAL		8,407	1,141	1,307	166

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION PURPOSES

Kimley»Horn
ENGINEER T. JONES
PE NO. 52738 DATE 11-12-14

CALL FOR MORE DATES BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OTHER JURISDICTIONS)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

Kindred Healthcare

10309 E. HAMPTON AVENUE
SECTIONS
MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: CGF
DESIGN BY: TMJ
CHECK BY: SEH
DATE: 11/12/14

Professional Engineer (Civil)
52738
TRAVER JONES
Date Signed 11/12/14
ARIZONA, U.S.A.
Expires 08/30/17

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GD2
2 OF 2 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

CITY OF MESA GENERAL LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL BE RESPONSIBLE FOR THE FOLLOWING:
 - DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THE CONTRACTOR'S ACTIVITIES.
 - DAMAGES TO EXISTING WALKS, WALLS, DRIVES, CURBS, ETC.
 - INSPECTING THE SITE IN ORDER TO BE FULLY AWARE OF EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- INSTALLATION OF ALL LANDSCAPE AND IRRIGATION MATERIALS SHALL COMPLY WITH SECTIONS 424, 425, 757, AND 795 OF THE MAG STANDARD SPECIFICATIONS AS AMENDED BY THE CITY OF MESA IN THE CURRENT EDITION OF THE MESA ENGINEERING PROCEDURES MANUAL, LANDSCAPE & IRRIGATION STANDARDS.
- CONTRACTOR SHALL REPAIR ANY DAMAGE MADE TO THE EXISTING SPRINKLER SYSTEM TO THE SATISFACTION OF THE CITY AT NO ADDITIONAL COST TO THE CITY.
- LANDSCAPE REMOVAL IS A NON-PAY ITEM UNLESS OTHERWISE NOTED.
- ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM PROJECT AREA AND DISPOSED OF PROPERLY OFF THE SITE AT THE CONTRACTOR'S EXPENSE (SCARIFY EXISTING SUBGRADE, MINIMUM SIX (6) INCHES DEPTH).
- DAMAGE TO TURF SHALL BE REPAIRED BY CONTRACTOR, I.E., RUTS FILLED WITH CLEAN SOIL, COMPACTED TO MATCH SURROUNDING GRADES, EXCESS SOIL, ROCK, ETC. SHALL BE REMOVED TO LEAVE THE SITE CLEAN.
- ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC. AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT ARIZONA NURSERY ASSOCIATION TREE SPECIFICATIONS AND MAG SPEC 795.7. SHOULD ANY CONFLICTS IN THE SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
- CITY RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTIONS WHICH MAY DESTROY ROOTBALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANT AT NO COST TO CITY.
- PLANT PITS SHALL BE INSPECTED BY CITY PRIOR TO PLANTING BY THE CONTRACTOR BY REQUESTING AN INSPECTION 48 HOURS IN ADVANCE.
- ROUGH AND FINE GRADING TO ESTABLISH UNIFORM SMOOTH GRADE IS INCLUDED IN THIS PROJECT.
- SOIL TEST FOR FERTILITY AND ADDITIVE RECOMMENDATIONS (FOR TURF AND ORNAMENTALS) SHALL BE COMPLETED BY CONTRACTOR TO DETERMINE IF ADDITIVES ARE REQUIRED. CONTRACTOR SHALL PROVIDE COPY OF SOIL TEST RESULTS FOR REVIEW AND APPROVAL TO ENGINEERING INSPECTOR AT LEAST SEVEN DAYS PRIOR TO ANTICIPATED PLANTING. AFTER APPROVAL BY THE CITY, THE CONTRACTOR SHALL PROVIDE AND INCORPORATE ANY ADDITIVES REQUIRED PRIOR TO OR AT TIME OF PLANTING.
- PLANT PIT SOIL MIXTURE SHALL CONSIST OF FOUR AND ONE HALF PARTS NATURAL FERTILE, FRIABLE SOIL AND ONE PART HUMUS BY VOLUME, THOROUGHLY MIXED PRIOR TO BACKFILLING IN PITS. BACKFILLING SHALL BE IN 6" LIFTS WITH EACH LIFT WATER SETTLED WITHOUT PUDDLING.
- CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- ALL EXISTING (GAS, ELECTRIC, WATER, ETC.) COVERS AND BOXES SHALL REMAIN UNCOVERED. CONTRACTOR TO ADJUST TO FINAL GRADE AS NECESSARY. NPI UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL WATER METER PROVIDED BY THE CITY OF MESA. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS INCLUDING ALL APPURTENANCES AND LABOR NECESSARY TO INSTALL THE COMPLETE AUTOMATIC SPRINKLER SYSTEM FROM THE METER (WATER USAGE CHARGES SHALL BE PAID BY CONTRACTOR UNTIL PROJECT FINAL ACCEPTANCE BY CITY OF MESA). CONTRACTOR SHALL ORDER METER FROM DEVELOPMENT SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE UNDERGROUND SPRINKLER SYSTEMS IN ADVANCE OF CONSTRUCTION. THE SPRINKLER SYSTEM LOCATIONS NOTED ON PLANS ARE FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY DEPTH OF ALL INLET STRUCTURES AND SPRINKLER SYSTEMS PRIOR TO TRENCHING FOR LOW-FLOW CHANNEL.
- CONTRACTOR TO PROVIDE PUMPING WITHIN FIVE (5) DAYS AFTER THE NOTICE TO PROCEED IS GIVEN AS REQUIRED TO DRY THE AREA SUFFICIENTLY TO BEGIN CONSTRUCTION.
- CONTRACTOR SHALL ARRANGE FOR SPRINKLER SYSTEM SHUTDOWN DURING CONSTRUCTION BY CONTACTING THE ENGINEERING INSPECTOR.
- NO ROCKS LARGER THAN 1" IN DIAMETER SHALL BE ALLOWED IN THE TOP SIX (6) INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED. ROCK REMOVAL AS NECESSARY IS INCLUDED IN THIS PROJECT (NPI).
- WHERE CALICHE IS ENCOUNTERED IN PLANT PITS, DEPTH AND WIDTH OF PIT SHALL BE INCREASED BY ONE-THIRD (1/3) OVER SPECIFICATION, AND A LIQUID PENETRATOR, "AL-KALICHE" OR EQUAL, SHALL BE INCORPORATED FOR EACH PIT PER MANUFACTURER'S RECOMMENDATIONS.
- PROJECT RECORD DRAWINGS FOR IRRIGATION SYSTEM:
 - MAINTAIN ON SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION. ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT RECORD DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
 - RECORD PIPE AND WIRING NETWORK ALTERATIONS. RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.
- FOR PARKS AND RETENTION BASINS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE TO A ROLLED DEPTH OF TWO (2) INCHES. DECOMPOSED GRANITE SHALL BE 1/2" MINUS WITH THE COLOR AS SPECIFIED ON THE PLANS. PRE-EMERGENT HERBICIDE SHALL BE APPLIED BEFORE AND AFTER PLACEMENT OF DECOMPOSED GRANITE PER THE MANUFACTURER'S RECOMMENDATIONS. PRE-EMERGENT HERBICIDE SHALL BE SURFLAN, DACTHAL, OR APPROVED EQUAL. NOT MORE THAN 8% OF DECOMPOSED GRANITE SHALL PASS THROUGH A #200 MESH SCREEN, 15% THROUGH A #40 MESH SCREEN, 98% THROUGH A #4 MESH SCREEN, AND 100% SHALL PASS THROUGH A 1/2" MESH SCREEN. SAMPLE TO BE PROVIDED FOR CITY REVIEW AND APPROVAL.
- FOR STREET LANDSCAPE PROJECTS: CONTRACTOR SHALL INSTALL DECOMPOSED GRANITE AS FOLLOWS:
 - DECOMPOSED GRANITE GROUND COVER SHALL BE 1/2" SIZE SCREENED AND WASHED.
 - PLACE AND ROLL TO TWO (2) INCH TOTAL DEPTH OVER 85% COMPACTED SUBGRADE.
- PRE-EMERGENT HERBICIDE SURFLAN, DACTHAL, OR APPROVED EQUAL SHALL BE APPLIED BEFORE AND AFTER GRANITE PLACEMENT.

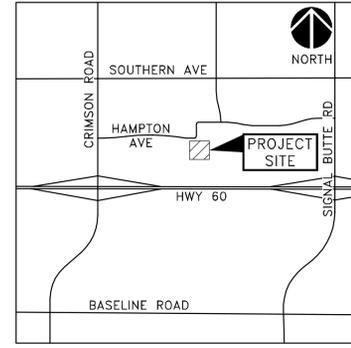
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 PH: (602) 944-5500
 CONTACT: ANNE BEAVERS, RLA



LANDSCAPE PLAN NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO THE LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM 2" LAYER OF DECOMPOSED GRANITE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPE 90 DAYS PAST FINAL INSPECTION.
- TERMINAL/PARKING ISLAND LANDSCAPING SHALL START 30" IN FROM BACK OF CURB TO CENTER OF PLANTS.
- ALL PLANTS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS ON SHEET LS1.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AS A RESULT OF THEIR WORKMANSHIP. ALL REPAIRS WILL BE PERFORMED IMMEDIATELY.
- EXISTING LANDSCAPE THAT IS DAMAGED, NOT SCHEDULED FOR REMOVAL, SHALL BE REPLACED TO EXISTING CONDITION.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
- AS-BUILT LANDSCAPE PLANS ARE REQUIRED PRIOR TO C/O.
- LANDSCAPE ARCHITECT IS TO HAVE LOCAL REPRESENTATIVES VISIT AT TWO TIMES, ONE FOR INSPECTION PRIOR TO PLANTING WHILE STOCK IS ON SITE AND ONE FOR INSPECTIONS AFTER STOCK HAS BEEN INSTALLED G.C. TO COORDINATE WITH THIS INDIVIDUAL AS TO TIMING.

CITY OF MESA LANDSCAPE REQUIREMENTS

GENERAL REQUIREMENTS:	REQUIRED	PROVIDED
Min. 50% Shrubs = 5 Gal., Remaining 1 Gal. Min.	1700 Total * 50% = 850 Min. (5) Gal. Shrubs	914 (5) Gal. Shrubs 786 (1) Gal. Shrubs
PERIMETER LANDSCAPING: Streets: 1 Tree / 25 LF 6 Shrubs / 25 LF Min. 50% Trees = 24" Box Min. 25% Trees = 36" Box Adjacent Property Lines: 3 Trees/ 100 LF 20 Shrubs / 100 LF	245 LF on Hampton Ave = 10 trees, 60 shrubs 24" = 7 36" = 3 250 LF North Edge = 8 trees, 50 shrubs 418 LF East Edge = 13 trees, 84 shrubs 504 LF South Edge = 15 Trees, 101 shrubs 380 LF West Edge = N/A (Future Dev. by Others)	10 Trees, 75 Shrubs 24" = 7 36" = 3 8 Trees, 60 Shrubs 13 Trees, 84 Shrubs 16 Trees, 101 Shrubs N/A
INTERIOR PARKING LOT: 1 Shade Tree & 3 Shrubs / Parking Island	44 Parking Islands = 44 Trees 132 Shrubs	44 Trees 317 Shrubs
FOUNDATION BASE: Exterior Walls with Public Entrances: 15' wide min. foundation landscape 1 Tree / 50 LF 10% Min. @ 36" Box, remaining @ 24" Box Landscape Area = 33% min. of adjacent wall Exterior Walls without Public Entrances: 5' wide min. foundation landscape 1 Tree / 50 LF 10% Min. @ 36" Box, remaining @ 24" Box Landscape Area = 33% min. of adjacent wall	15' wide landscape 681 LF = 14 Trees 2 Trees @ 36" Box 225 LF of landscape adjacent to wall 5' wide landscape 602 LF = 13 Trees 2 Trees @ 36" Box 200 LF of landscape adjacent to wall	Varies 9'-35' Wide 14 Trees 2 Trees @ 36" Box 600 LF of Landscape Varies 3'-90' Wide 13 Trees 3 Trees @ 36" Box 400 LF of Landscape

LANDSCAPE MAINTENANCE NOTE

- ALL PLANT MATERIALS SHALL BE KEPT IN A NATURAL STATE (MINIMAL PRUNING), FORMAL PRUNING OR 'BALLING' OF SHRUBS AND GROUND COVER IS NOT ACCEPTABLE.

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 Phoenix, Arizona 85020 (602) 944-5500



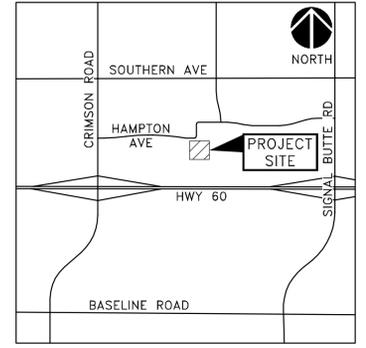
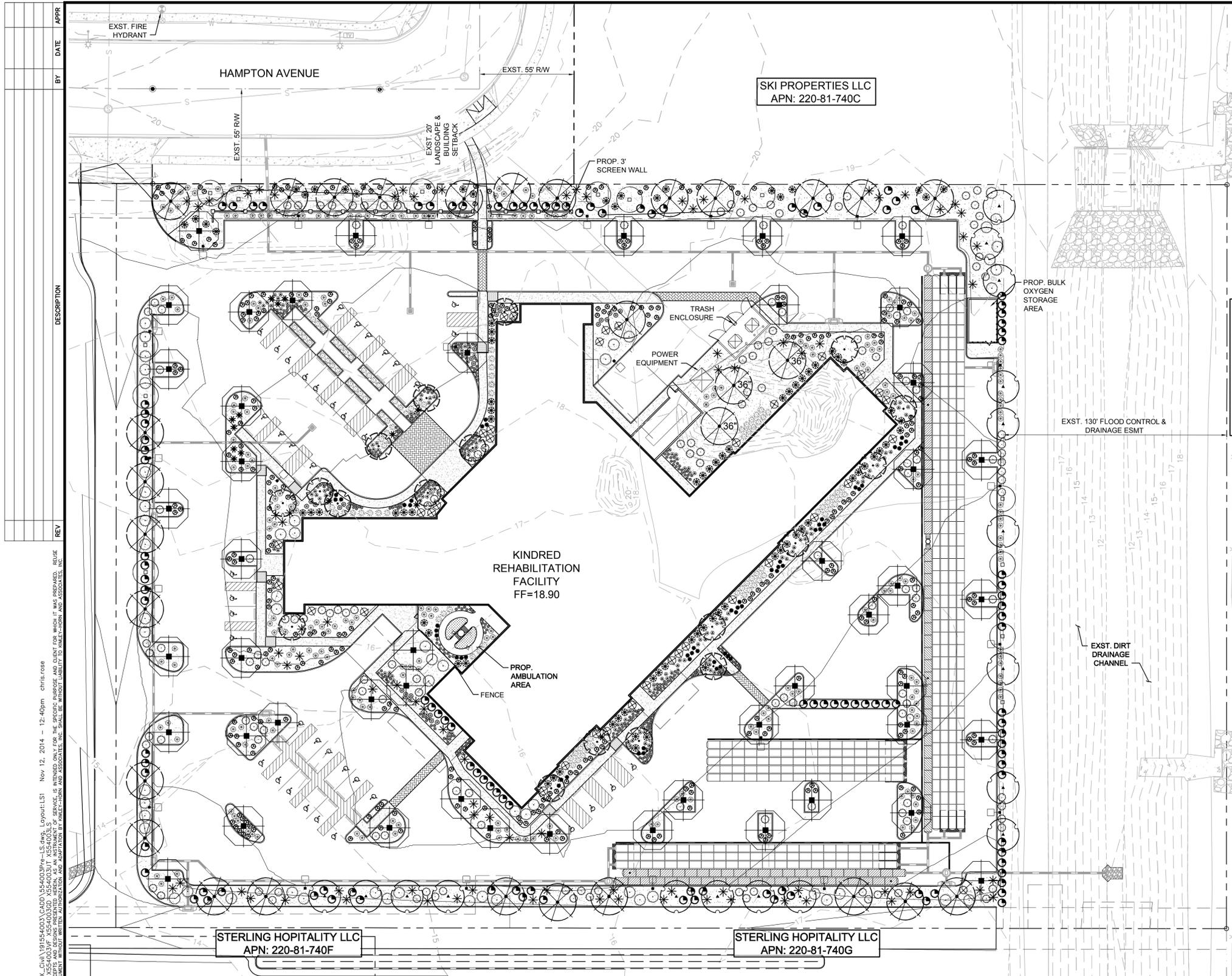
10309 E. HAMPTON AVENUE
PRELIMINARY LANDSCAPE PLAN NOTES
 MESA, ARIZONA

PROJECT No. 191554003
SCALE (H): 1"=30'
SCALE (V): NONE
DRAWN BY: KG
DESIGN BY: KG
CHECK BY: AB
DATE: 11/12/14



Expires: 03/31/2016
 554003Pre-LS.dwg
LS1
 1 OF 2 SHEETS



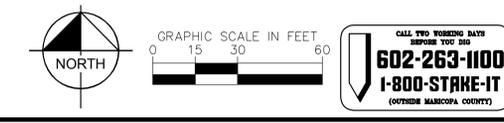


TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	CT	2	Chitalpa tashkentensis Chitalpa	36" Box, 3' ht. min., 1/2" cal. min.
	CT	16	Chitalpa tashkentensis Chitalpa	15 Gal, 3' ht. min., 1/2" cal. min.
	DS	17	Dalbergia sissoo Sissoo	24" Box, 8' ht. min., 1.5" cal. min.
	EE	13	Ebenopsis ebano Texas Ebony	15 Gal, 3' ht. min., 1/2" cal. min.
	PD	3	Parkinsonia x 'Desert Museum' Palo Verde	36" Box, 3' ht. min., 1/2" cal. min.
	PD	27	Parkinsonia x 'Desert Museum' Palo Verde	15 Gal, 3' ht. min., 1/2" cal. min.
	UP	48	Ulmus parvifolia Chinese Elm	24" Box, 7' ht. min., 1" cal. min.

SHRUBS & GROUNDCOVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	LN	294	Lantana x 'New Gold' New Gold Lantana	1 Gal.
	LF	155	Leucophyllum frutescens 'Compact' Compact Texas Sage	5 Gal.
	PE	142	Penstemon eatonii Firecracker Penstemon	5 Gal.
	RP	117	Ruellia peninsularis Desert Ruellia	1 Gal.
	RO	87	Rosmarinus officinalis Rosemary	5 Gal.
	TS	57	Tacoma Stans Yellow Bells	5 Gal.
	TA	293	Tetranneuris acaulis Angelita Daisy	1 Gal.

ACCENTS & GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	AP	55	Agave parryi Parry's Agave	5 Gal.
	AD	14	Agave desmettiana Smooth Agave	5 Gal.
	DW	81	Dasyliion wheeleri Desert Spoon	5 Gal.
	EA	24	Euphorbia antisyphilitica Candelilla	1 Gal.
	HF	36	Hesperaloe funifera Giant Hesperaloe	5 Gal.
	HP	242	Hesperaloe parviflora Red Yucca	5 Gal.
	NT	102	Nassella tenuissima Mexican Feather Grass	5 Gal.

MISCELLANEOUS ELEMENTS	QTY	DESCRIPTION/SPECIFICATION
	51,010 SF	1/2" screened, 2" depth
	175 SF	Turf Grass
		Grouted Rip-Rap Outlet Protection 12" thick grouted rip-rap, 4"-6" diameter stone. See Grading and Drainage Plan for specifications.



DDMOUNTAIN VISTA LLC
APN: 220-81-791

SKI PROPERTIES LLC
APN: 220-81-740C

STERLING HOPITALITY LLC
APN: 220-81-740F

STERLING HOPITALITY LLC
APN: 220-81-740G

DEVELOPER/OWNER
KINDRED HEALTHCARE
680 SOUTH FOURTH STREET
LOUISVILLE, KY 40202
PH: (502) 596 7287
CONTACT: GREG THOMAS

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: STEVE HANEY, PE

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC
7301 E. EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PH: (480) 922-0781
CONTACT: JASON SEGNERI, RLS

ARCHITECT
ASCENSION GROUP ARCHITECTS
1250 E. COPELAND RD, SUITE 500
ARLINGTON, TX 76011
PH: (817) 226-1917
CONTACT: CASEY CARLTON

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: ANNE BEAVERS, RLA

Kimley»Horn © 2014
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

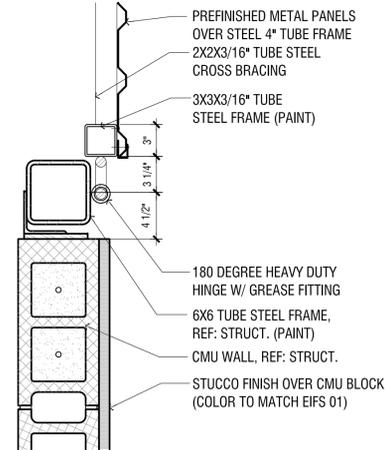
Kindred
Healthcare

10309 E. HAMPTON AVENUE
PRELIMINARY LANDSCAPE PLAN
MESA, ARIZONA

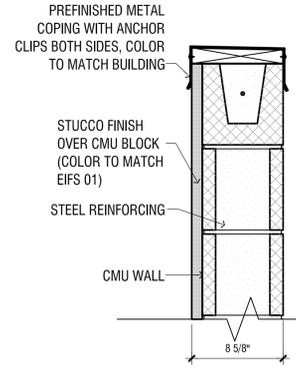
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191554003
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SCALE (V): NONE
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DESIGN BY: KG
CHECK BY: AB
DATE: 11/12/14

Kimley-Horn
ANNE S. BEAVERS
State-Signed RLA
ARIZONA, U.S.A.
Expires: 03/31/2016
554003Pre-LS.dwg
LS2
2 OF 2 SHEETS

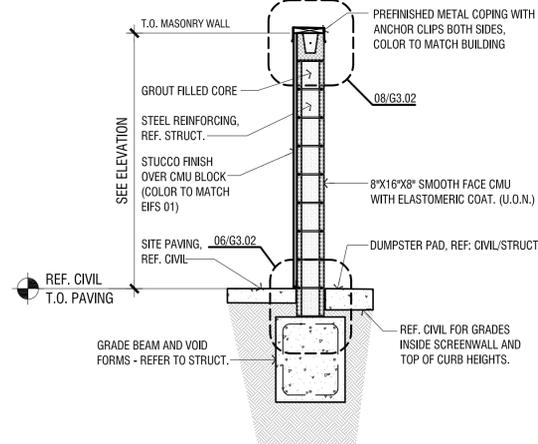
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 THIS DOCUMENT IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT WRITTEN AUTHORIZATION AND PERMISSION BY KIMLEY-HORN AND ASSOCIATES, INC.



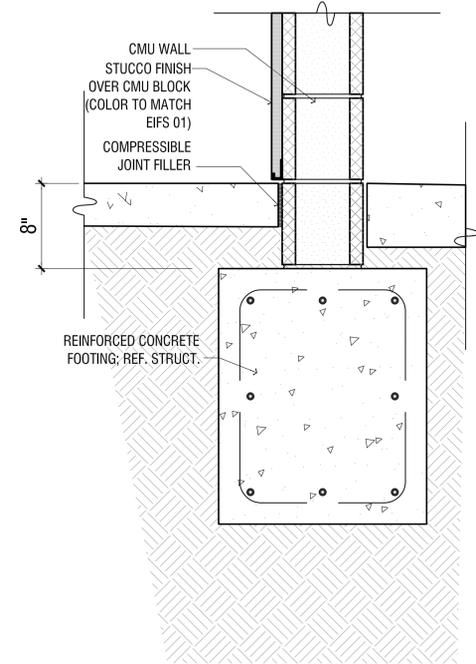
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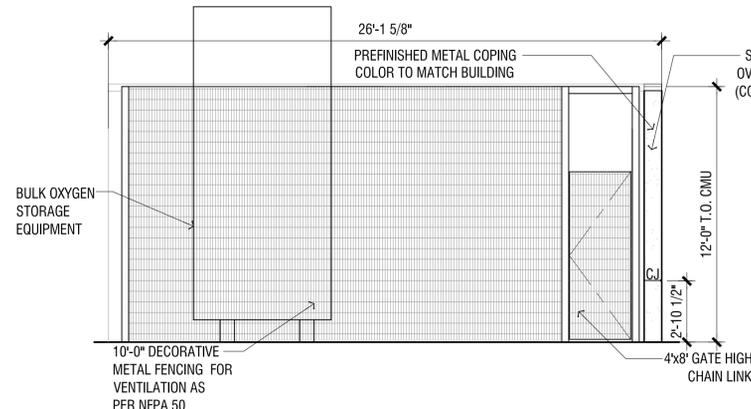
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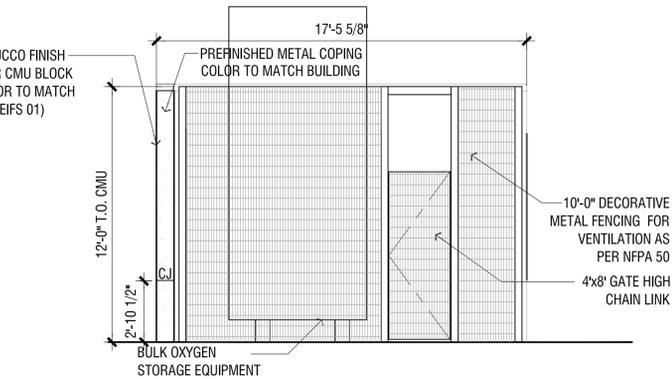
07 SECTION - ENCLOSURE SCREEN WALL
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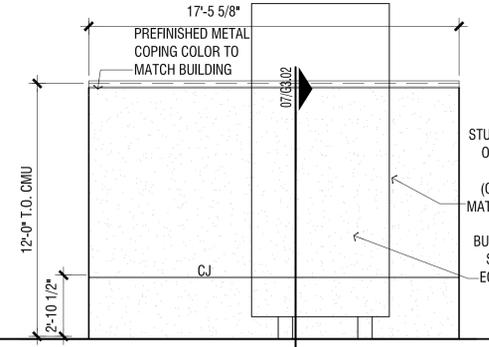
06 SECTION DETAIL - SCREEN WALL BASE
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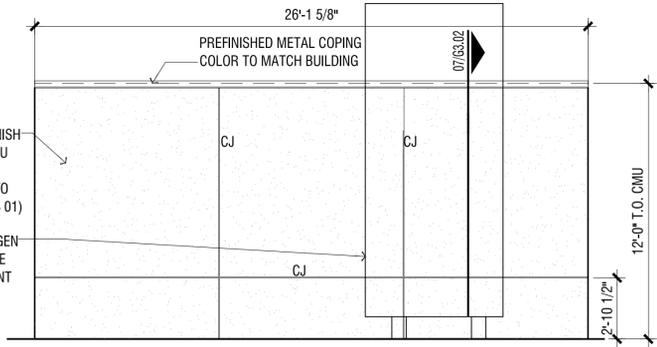
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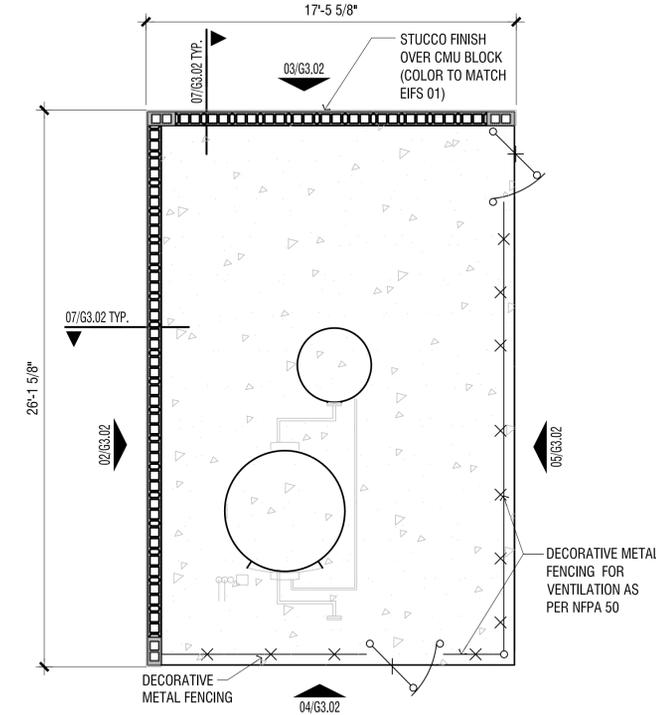
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 G3.02 SCALE: 1/4" = 1'-0"



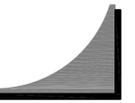
03 NORTH ELEVATION
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02 WEST ELEVATION
 G3.02 SCALE: 1/4" = 1'-0"



01 BULK O2 STORAGE ENCLOSURE PLAN
 G3.02 SCALE: 1/4" = 1'-0"



Ascension Group Architects LLP

Architecture
Planning
Interior Design

1250 E. Copeland Rd. Suite 500
Arlington, Texas 76011
Tel: 817.226.1917
Fax: 817.226.1919
www.ascensiongroup.biz



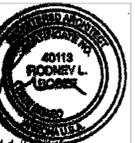
ISSUED FOR CITY
DESIGN APPROVAL

NOT FOR
CONSTRUCTION

KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA

MESA, AZ 85209

10009 EAST HAMPTON AVE.



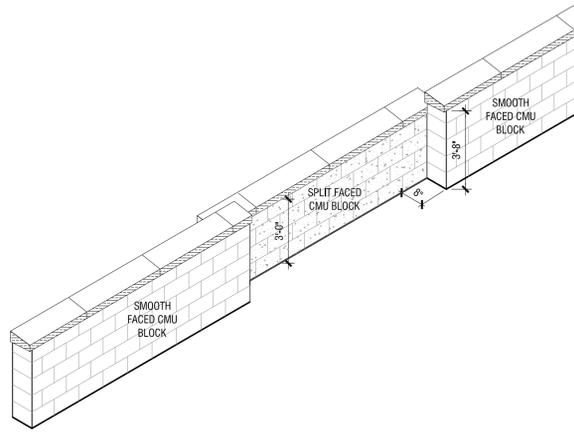
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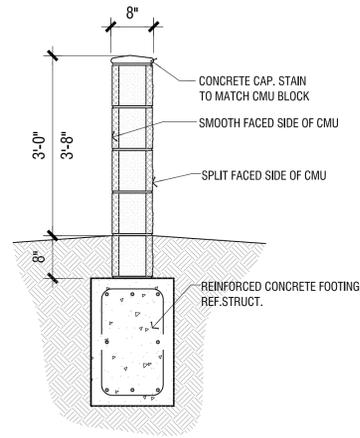
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Checked By: CC
Issue Date: November 11, 2014
Project No: 2014-130

Sheet No:

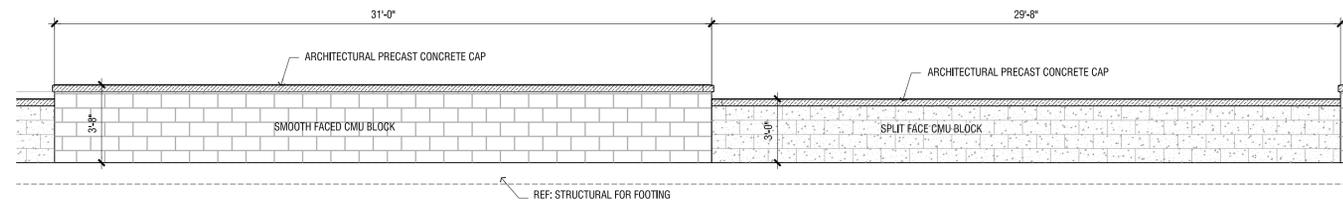
G3.03
SITE
DETAILS



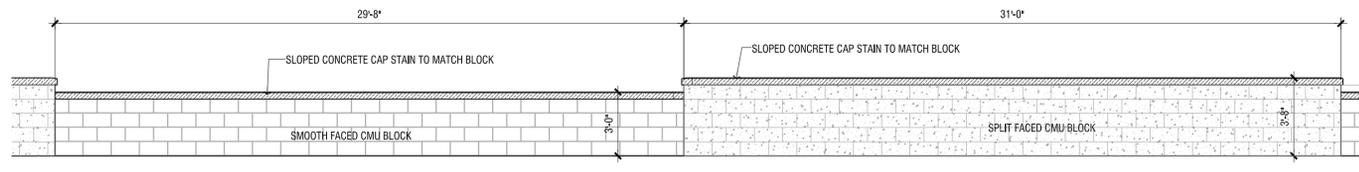
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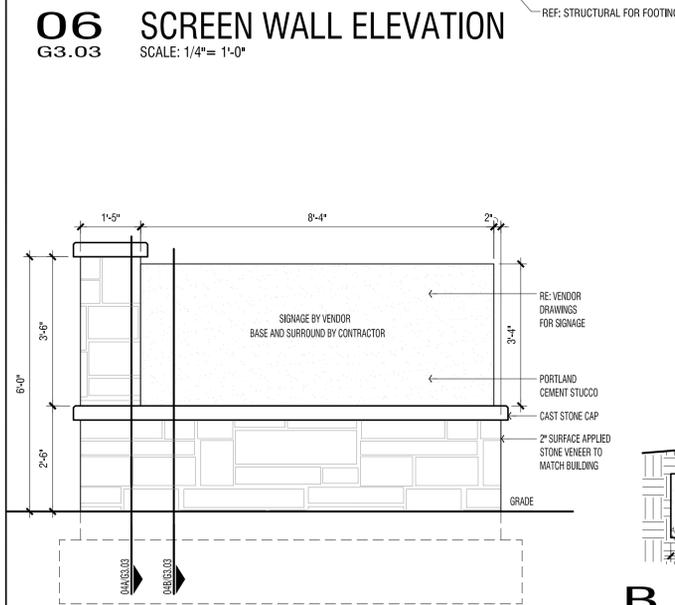
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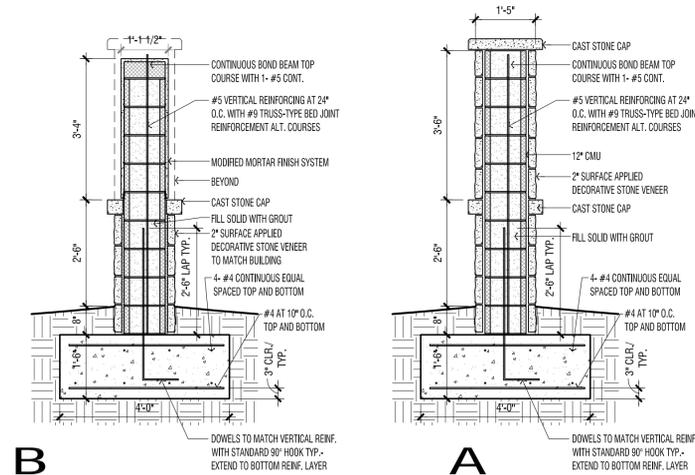
07 REVERSED SIDE SCREEN WALL ELEVATION
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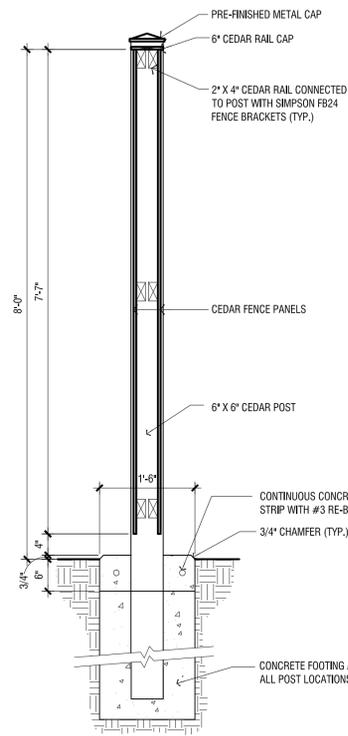
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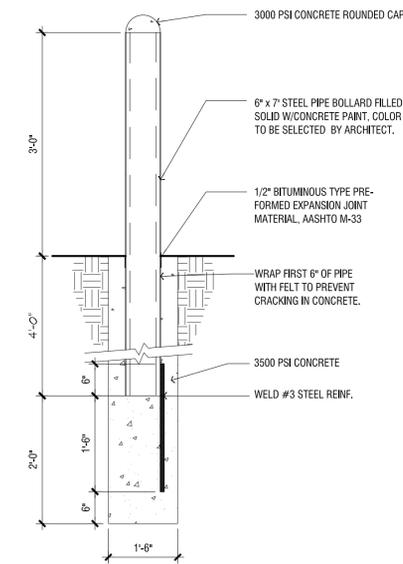
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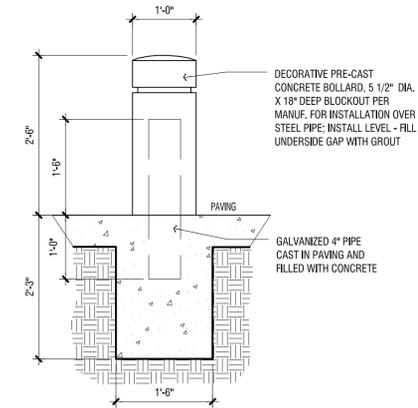
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03 CEDAR FENCE DTL
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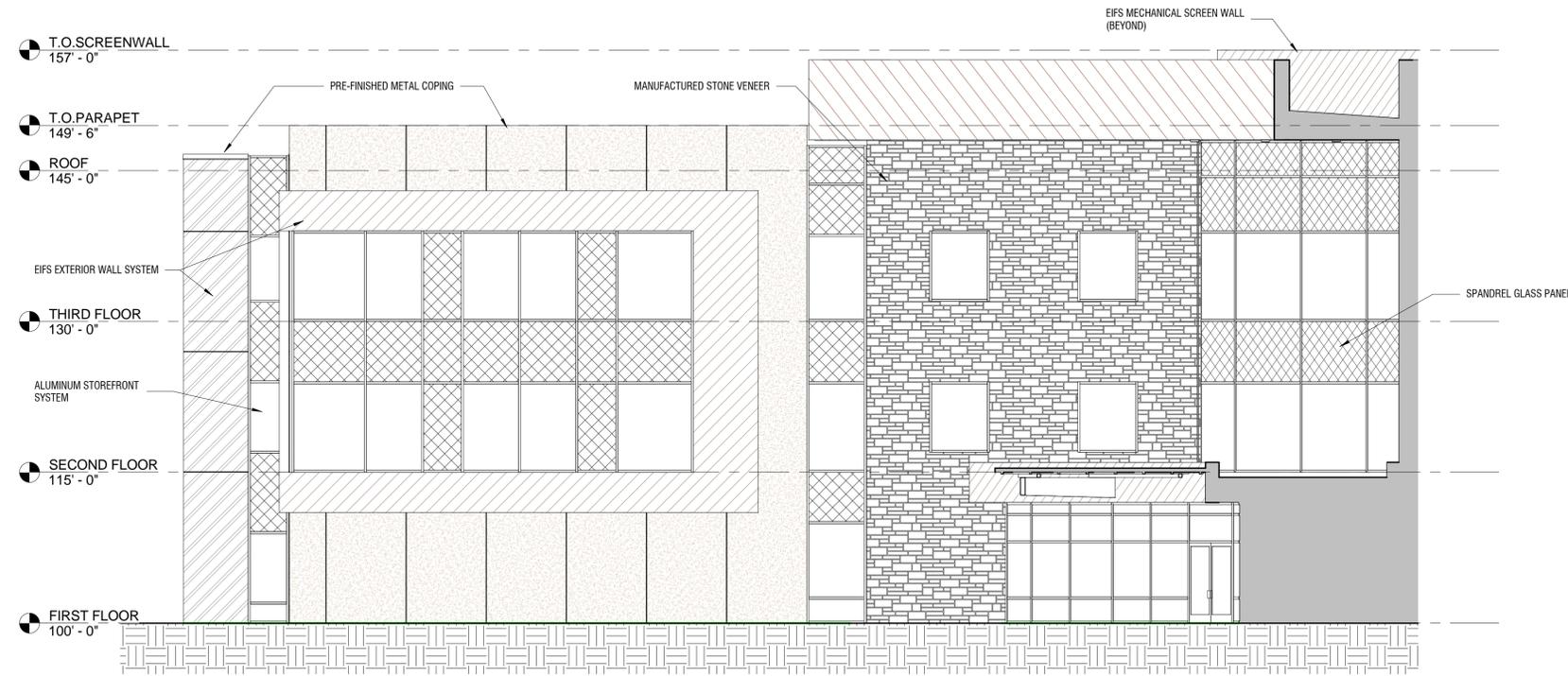
02 STEEL PIPE BOLLARD
G3.03 SCALE: 3/4" = 1'-0"



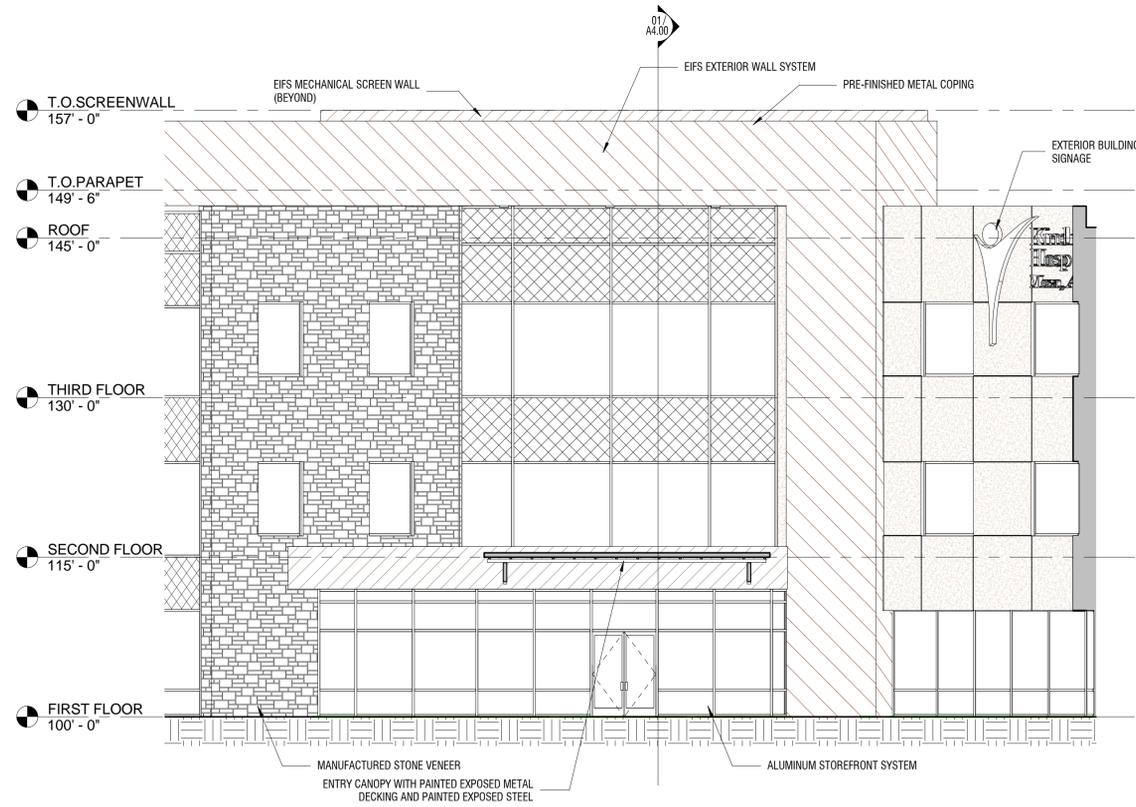
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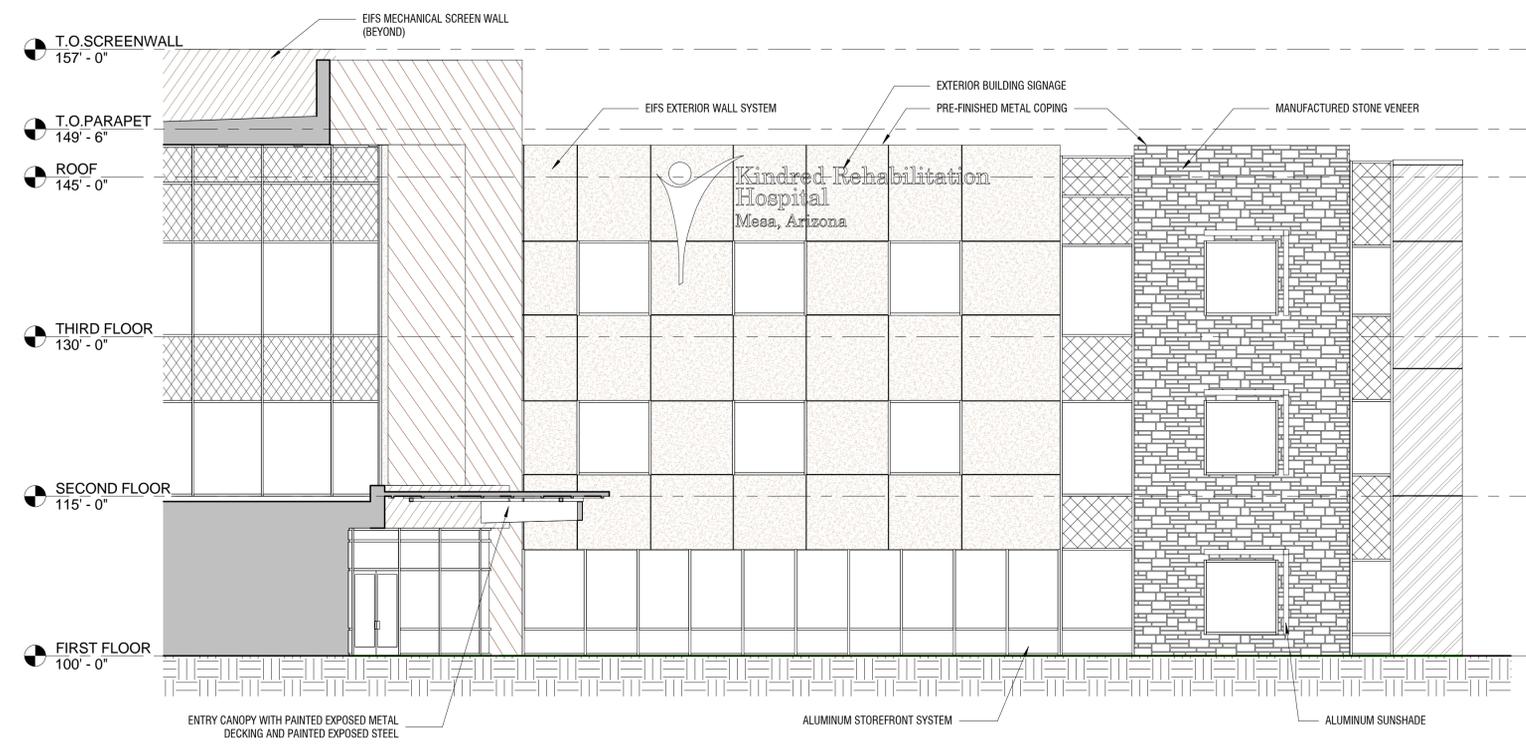
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-  EFS COLOR #2 - FIREWEED
-  EFS COLOR #3 - VIRTUAL TAUPE
-  EFS COLOR #4 - GARRET GRAY
-  STONE VENEER - ALASKAN SUNSET
-  1" INSULATED SPANDREL GLASS PANEL



03 WEST ELEVATION
A3.01 SCALE: 1/8" = 1'-0"



02 NORTH WEST ELEVATION
A3.01 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
A3.01 SCALE: 1/8" = 1'-0"



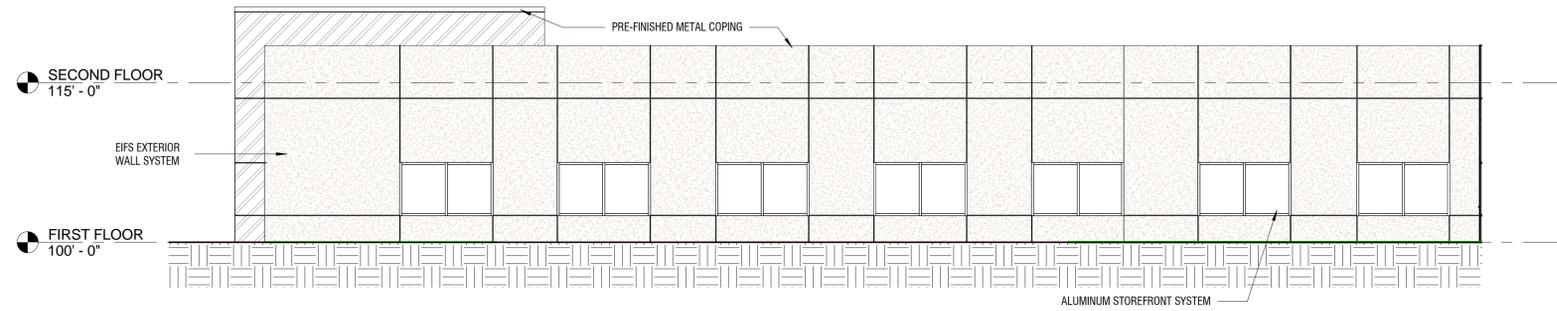
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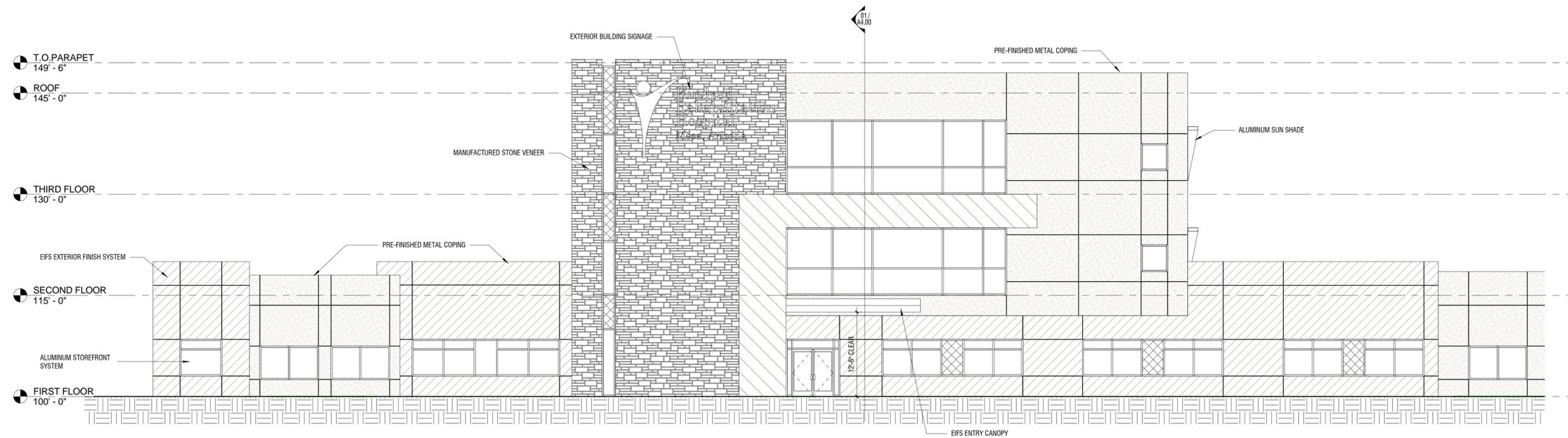
Drawn By: _____ Author
Checked By: _____ Checker
Issue Date: NOVEMBER 11, 2014
Project No: 2014-130

EXTERIOR MATERIAL COLOR LEGEND

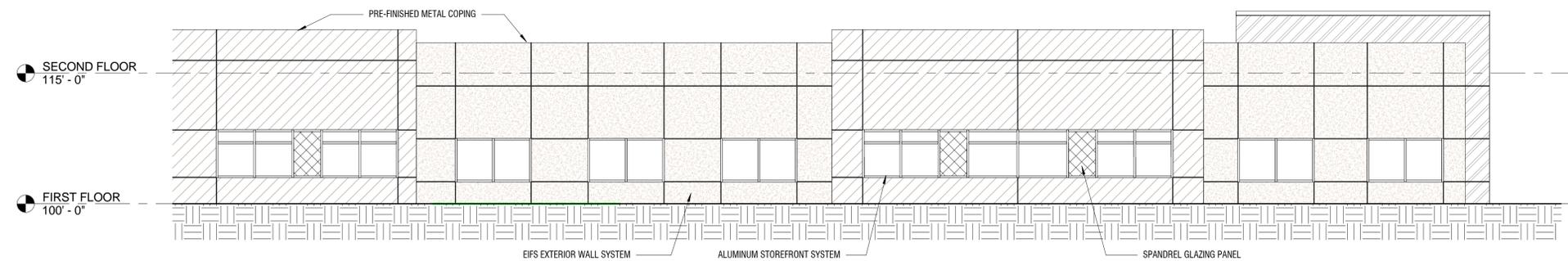
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-  STONE VENEER - ALASKAN SUNSET
-  1" INSULATED SPANDREL GLASS PANEL



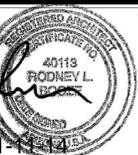
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02 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



01 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



Revisions:

No.	Description

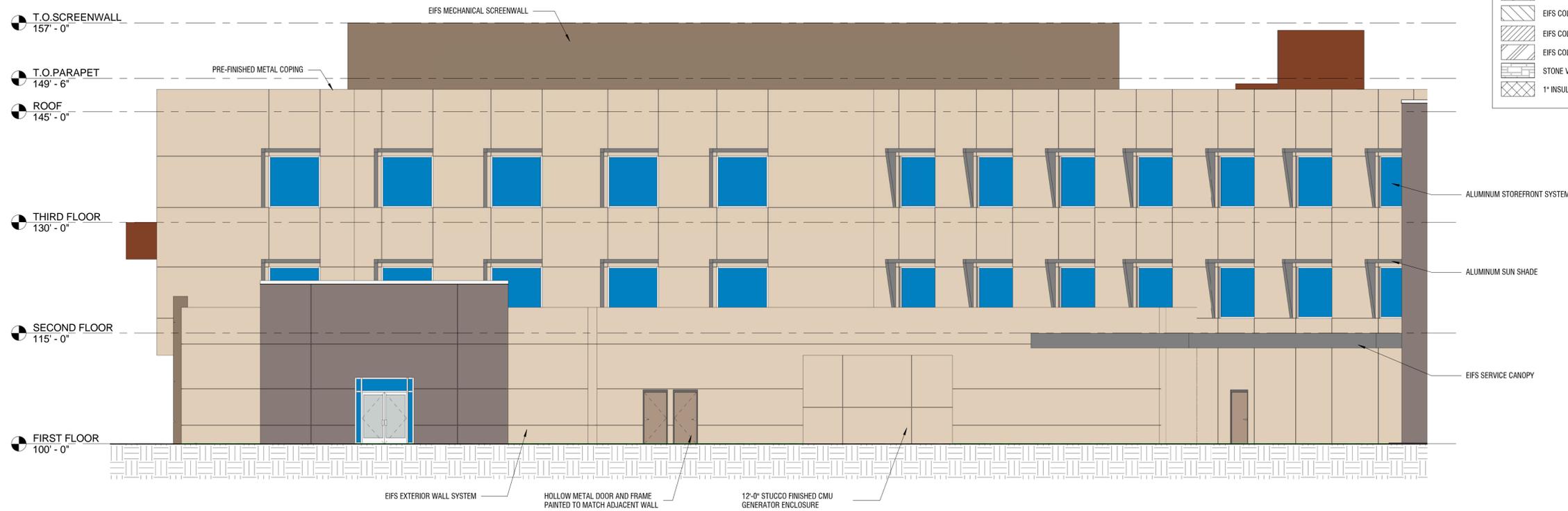
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Checked By: _____ Checker
Issue Date: NOVEMBER 11, 2014
Project No: 2014-130

Sheet No:

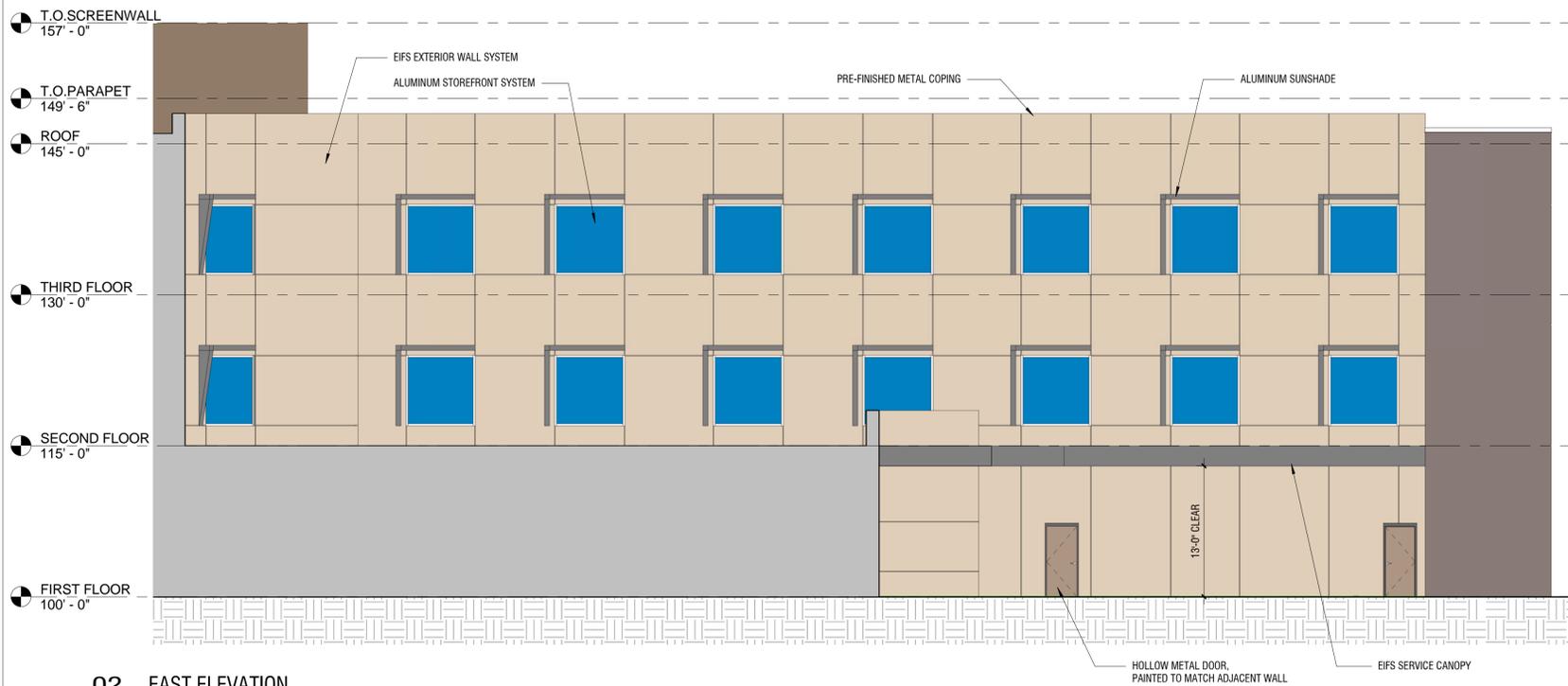
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EXTERIOR ELEVATIONS

EXTERIOR MATERIAL COLOR LEGEND

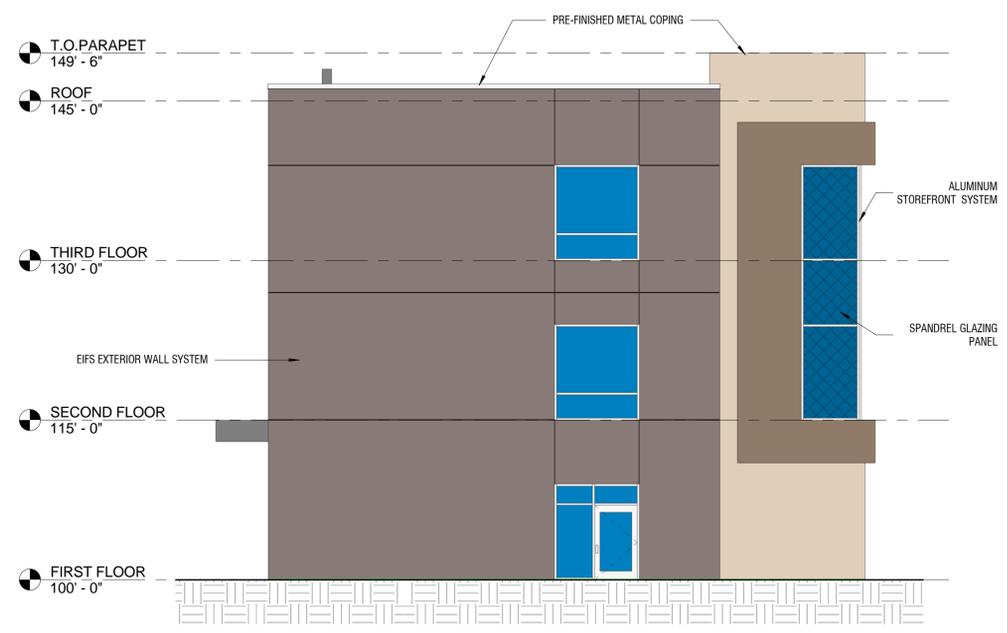
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-  EIFS COLOR #4 - GARRET GRAY
-  STONE VENEER - ALASKAN SUNSET
-  1" INSULATED SPANDEL GLASS PANEL



03 SOUTH WEST ELEVATION
A3.02 SCALE: 1/8" = 1'-0"



02 EAST ELEVATION
A3.02 SCALE: 1/8" = 1'-0"



01 NORTH ELEVATION
A3.02 SCALE: 1/8" = 1'-0"

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www.ascensiongroup.biz

Kindred Healthcare
KITCHELL

ISSUED FOR CITY DESIGN APPROVAL - NOT FOR CONSTRUCTION

KINDRED REHABILITATION HOSPITAL
MESA, ARIZONA
10009 E. HAMPTON AVE.
MESA, AZ 85209



Revisions:

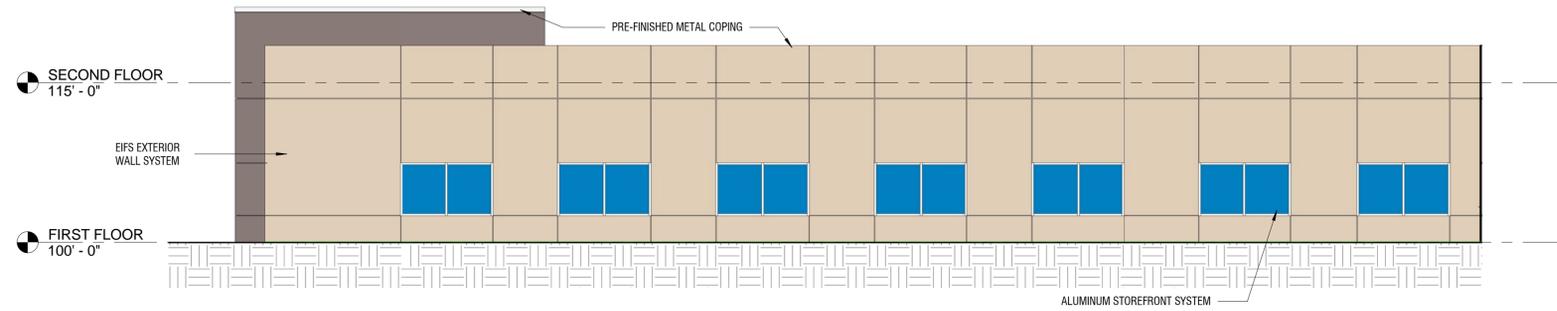
No.	Description

Drawn By: _____ Author
Checked By: _____ Checker
Issue Date: NOVEMBER 11, 2014
Project No: 2014-130

Sheet No:
A3.02
EXTERIOR ELEVATIONS

EXTERIOR MATERIAL COLOR LEGEND

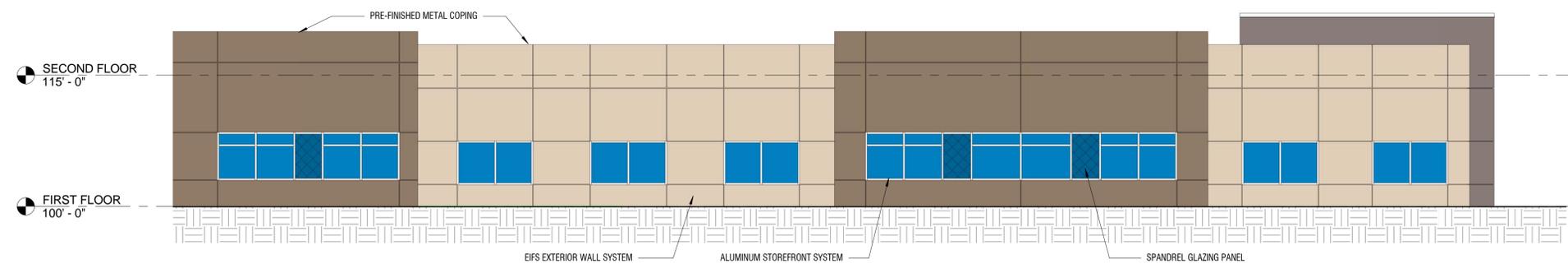
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-  STONE VENEER - ALASKAN SUNSET
-  1" INSULATED SPANDREL GLASS PANEL



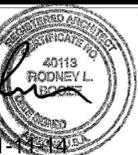
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02 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



01 SOUTH EAST ELEVATION
A3.03 SCALE: 1/8" = 1'-0"



Revisions:

No.	Description	Date

Drawn By: _____ Author
Checked By: _____ Checker
Issue Date: NOVEMBER 11, 2014
Project No: 2014-130

Sheet No:

A3.03
EXTERIOR ELEVATIONS

PROJECT NARRATIVE

This proposed Kindred Transitional Care Center and Inpatient Rehabilitation Facility is an 81,000 square foot, three-story, building to be located at 10309 E. Hampton Avenue in Mesa, AZ, southwest of the intersection of S. Signal Butte Road and E. Southern Ave. The proposed project will include 70 transitional care patient beds and 20 inpatient rehabilitation patient beds, with a Commercial (Healthcare) land use. All inpatient rehabilitation patient rooms are located on the ground level and the transitional care rooms will be on the upper two floors.

The existing site consists of a single parcel totaling approximately 11 acres: Assessor's Parcel Number 220-81-740H. The current zoning designation is Light Industrial and the proposal zoning designation is Limited Commercial with a Bonus Intensity Zone overlay to allow for a new healthcare facility.

The proposed building design is focused on quality while adhering to the City of Mesa's standards. The main entry will be off of E. Hampton Avenue. All four sides of the building have articulation, providing interest on all faces. The proposed materials are a combination of storefront glazing, exterior insulation finishing system (EIFS), and stone veneer. The site design accommodates the needs of the facility and meets the City's guidelines for landscaping.

This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

Citizen Participation Report for Kindred Mesa TCC and IRF

Date of Report: November 11, 2014

Overview:

This report provides the results of the implementation of the Citizen Participation Plan for Kindred Mesa TCC and IRF. This site is located at 10309 E. Hampton, south of E. Southern Ave. between S. Crimson Road and S. Signal Butte Road. The project is an application for the rezoning of 6 acres from LI to LC with a BIZ overlay for a Transitional Care Center and Inpatient Rehabilitation Facility. This report provides evidence that citizens, neighbors, public agencies, and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

KC Dougherty
1707 E. Highland Ave.
Phoenix, AZ 85016
(602) 222-5350
Email: kdougherty@kitchell.com

Neighborhood Meeting:

The following is the date and location of the meeting where citizens were invited to discuss the applicant's proposal [comments, sign in lists and other feedback are attached];

1. September 30, 2014 – Stevenson Elementary, 638 S. 96th Street, Mesa, AZ 85208 – 1 neighbor in attendance

Correspondence:

1. Letters mailed to contact list (887), including registered neighborhood associations within 1 mile of the project, HOAs within 1 mile of the project, and home owners within ½ mile from the site on September 19, 2014 [see attached list and example of materials mailed]
2. Email exchange between KC Dougherty with Kitchell Contractors and Jennifer Foster, an interested neighbor [See attached]
3. Telephone exchange between KC Dougherty with Kitchell Contractors and Michelle Garcia, a representative for an interested neighbor [See attached]

Results:

There are 887 persons on the contact list as of the date of this Citizen Participation Report [see attached]

1. Summary of concerns, issues and problems:
 - The only concern was that this facility would be a drug rehabilitation center, which is not the case.
2. How concerns, issues and problems were addressed:
 - This concern was alleviated by sending an email to the interested party describing the project and that patients would be there for physical rehabilitation, not anything related to drug rehabilitation.

3. How concerns, issues and problems not addressed and why:
- Not applicable.

NEIGHBORHOOD MEETING : Minutes and Comments

Date	Start	End	Meeting	Prepared By
9/30/2014	6:00pm	7:00pm	Neighborhood Meeting	Taylor Gilmore

Attended By

KC Dougherty (Kitchell), Julie Garcia (Kitchell), Mike Carson (Kitchell), Taylor Gilmore (Kitchell), Susan Reeves (Neighbor)

Notes

KC, Mike, Julie, and Taylor introduced themselves and offered Susan cookies. KC handed out a sign-in sheet and comment sheet to Susan, but she did not write any comments.

KC began the presentation with a background on Kindred.

KC then discussed the facilities use as an Inpatient Rehabilitation Facility and they type of patients that could potentially be seen there.

The final portion of the presentation discussed the aesthetics and planned materials on the exterior of the building. KC referenced presentation boards with a site plan and rendering of the Inpatient Rehabilitation Facility.

KC asked Susan if she had any questions about the project and she did not.

Susan complimented the project and stated she was excited to see development on the empty lot.

KC offered the Susan another cookie before she left the meeting.

KC, Mike, Julie, and Taylor remained at the Media Center until 7pm in case any other interested neighbors came, but no one else did.

CORRESPONDENCE (1) : Project Notification Letter



PROJECT NOTICE

September 15, 2014

Dear Neighbor:

We have applied for the rezoning of a vacant parcel from Light Industrial to Limited Commercial zoning with a Bonus Intensity Zone overlay to allow for a new healthcare facility. This property is located at 10309 E. Hampton in Mesa, AZ, southwest of the intersection of S. Signal Butte Road and E. Southern Ave. This request is for the development of a transitional care center and inpatient rehabilitation hospital. This medical center will provide a full range of medical and social services to treat and support patients with intensive short-stay rehabilitation needs as well as residents receiving longer-term restorative care.

This letter is being sent to all property owners within ½ a mile of the property and all registered neighborhood associations and HOAs within a mile of the property.

You are invited to attend a neighborhood meeting that will be held on September 30, 2014 in the Media Room at Stevenson Elementary – 638 S 96th Street, Mesa, AZ 85208. The meeting will begin at 6:00 p.m. and we welcome any input you have regarding this proposal.

If you have any questions or concerns regarding these requests, please contact me at 602-222-5350 or by email to kdougherty@kitchell.com. You will also have the opportunity to comment at public hearings before the Planning Commission and City Council at a future date.

Thank you for your participation.

Sincerely,

A handwritten signature in black ink, appearing to read "KC Dougherty", with a horizontal line extending to the right.

KC Dougherty
Project Director

Kitchell Contractors

1707 East Highland | Suite 200 | Phoenix, Arizona 85016 | Phone 602.222.5300 | www.kitchell.com
Risk Management Fax 602.222.5367 | Exec/Marketing Fax 602.263.8691 | Operations Fax 602.263.8593 | Estimating Fax 602.263.8876
AZ Contractor License ROC067989, ROC088360, ROC147813

CORRESPONDENCE (2) : Email Exchange

From: Jennifer Foster <jenniferjean@live.com>

Date: October 17, 2014 at 7:33:28 PM MST

To: <kdougherty@kitchell.com>

Subject: Proposed Property

Hello, I am a homeowner in the Villages at Crismon Creek. I would like to know more about this treatment center that is being proposed. Is it a rehab facility for drug addicts or is it a long term care facility nursing home and rehab center for the elderly with the potential to get better? If it is a rehab center for drug addicts I have concerns being the parent of very young children. Our community is a young neighborhood and is full of families with children. If it is a drug rehab center I am highly opposed to it because of the dangers that go along with having drug addicts so close to my home. I am not judging all of them but as a nurse I have experience with this population and know that many unsafe things occur at these centers; drugs being snuck in, patients leaving against medical advice, drug addict friends who come visit. I wouldn't feel comfortable with a bunch of drug addicts wandering around and hanging out around our neighborhood. Although they would be in treatment and probably not allowed to leave, when they are released they have the potential to start loitering around our community. Also, I am concerned with the risk of robberies, as drug addicts will do anything to get their fix and that includes breaking into homes and robbing people. What happens if someone leaves rehab against advice and doesn't have a ride? They start wandering the streets. Also, many drug addicts have drug addict friends who may come visit them in treatment or pick them up when they're discharged. I also am concerned that some of these patients will have criminal records including robbery and potentially sexual assault or pedophilia. I don't mean to come across as harsh or uncaring as I do believe that these people have a right to get better but I strongly feel it should be in an area that isn't so close to multiple communities. Thank you very much for your time.

Sincerely,

Jennifer Foster

Mrs. Foster:

Thank you for the email and your interest in our Kindred Healthcare - Mesa project.

Rest assured, our project is not for drug rehabilitation patients.

The Kindred Healthcare - Mesa project is comprised of two different rehabilitation facilities in one:

1. TCC - Transitional Care Center: (certified as long-term acute care hospitals and licensed as acute care hospitals) to provide aggressive, specialized interdisciplinary care to medically complex patients who require extended recovery time. These patients are ill and have few care options left; they come to a Kindred Hospital because they require the aggressive, specialized care and prolonged recovery and are unable to recover completely in the short-term setting.

2. IRF - In-Patient Rehabilitation Facility: Kindred Healthcare's nursing and rehabilitation centers are designed to provide the diverse needs of today's patients and residents. Today's resident might be an active senior citizen recovering from a knee replacement before returning to the golf course, or a young mother receiving physical therapy to recover from an auto accident. Nearly half of Kindred's patients come for short-term rehabilitation and return home after about a month. Those who stay longer - an average of six months - may require more specialized care.

I hope this email answers your questions and comforts your concerns. However, should you have any further questions or concerns, please feel free to reach back out to me.

Thank you



Keith "KC" Dougherty, Project Director

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From: Jennifer Foster [mailto:jenniferjean@live.com]

Sent: Tuesday, October 21, 2014 1:10 PM

To: KC Dougherty

Subject: Re: Proposed Property

Thank you so much for your answer. I think this rehab center sounds wonderful!

Sent from my iPhone

CORRESPONDENCE (3) : Telephone Exchange

Voicemail, received 10/21/2014

My name is Michelle Garcia, I'm calling from Poli and Ball. My phone number is (602) 840-1400. Our office received a proposed development design review in the mail today addressed to our client, JP Morgan. I just need to see if you could help me identify what property JP Morgan owns as a property neighbor to this proposed development and that way we can pass this along to the appropriate person at the bank who is handling that property that JP Morgan owns and get them proper notice. The address for the proposed development is 10309 East Hampton Ave, parcel number 22081740H and the development is for Kindred Transitional Care Center and Inpatient Rehabilitation Facility. My phone number is (602) 840-1400 if you could call me back maybe we can put the pieces of puzzle together and we could move forward thank you.

Follow-Up

KC Dougherty with Kitchell left a return voicemail describing the property location for the proposed development on 10/21/2014. He did not receive a call back.

KC Dougherty tried calling again on 10/28/2014, but did not reach Michelle. He left another voicemail indicating that she could call back if she still had remaining questions.