

August 4, 2014

Project Owner: Banner Health
Project Name: Cooper Village MOB/Health Center
Project Location: 6744 E Broadway Road, Mesa, AZ 85206
Assessor's Parcel Number: 14157101D
PLN Number: PLN2014-00281 **Case Number:** PS14-033



Expires 3/31/15

Project Narrative:

This project proposes an adaptive reuse of the existing 103,441 SF Cooper Village retail center by changing the building and site use from Commercial/Retail to Medical Office for Banner Health. The facility will represent a major visual improvement for the existing building and site, and be an extension of the Banner Baywood Medical Center campus to Broadway Road. The project will include exterior building modifications, minimal site improvements, and approximately 40,000 SF of interior tenant improvements under Phase one. Later Phases will include interior tenant improvements on the balance of shell space, and possibly some isolated exterior modifications to denote an anchor tenant. The exterior elevations will be modernized to reinforce Banner Health's branding concepts by utilizing varying colors of ground face masonry units, EIFS, and a metal panel system.

The primary function of this facility will provide outpatient medical services, tailored to serve the needs of the community. There will be a single primary building entrance, located within the previously occupied Basha's grocery store, with interior circulation between clinic modules. Phase one of the renovation has space for 18 providers and a small imaging center. The initial mix of providers will be General Surgery (for clinical examinations), Internal Medicine and Neurology. Other facility amenities and services will include a Medical Management Clinic, basic lab testing, and conference room for patient education. Future phases will include Orthopedic, OB/GYN, and Urology clinics as well as a non-surgical Ambulatory Treatment Unit.

Site improvements include two new patient drop-offs and accessible parking stalls directly adjacent to the proposed primary entries. Approximately, 1,530 SF of interior space will be removed to create a pedestrian breezeway link that will connects with a proposed pedestrian cross-walk for across Baywood Avenue, to allow convenient Staff access between the medical center and Cooper Village Site. All site improvements have been designed to meet City of Mesa Zoning Ordinance requirements. With the exception of the proposed pedestrian cross-walk, this project neither includes any off-site improvements nor creates any additional requirement for additional volume of storm water retention.

Administrative Request:

Banner Health is requesting relief from the current City of Mesa Parking Ordinance requirement that would be brought on by changing the building and site use from Commercial/Retail to Medical Office.