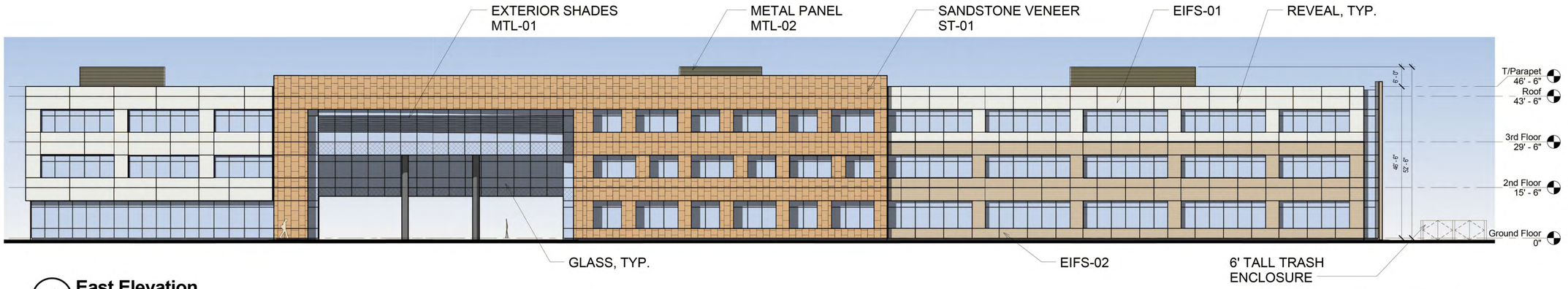
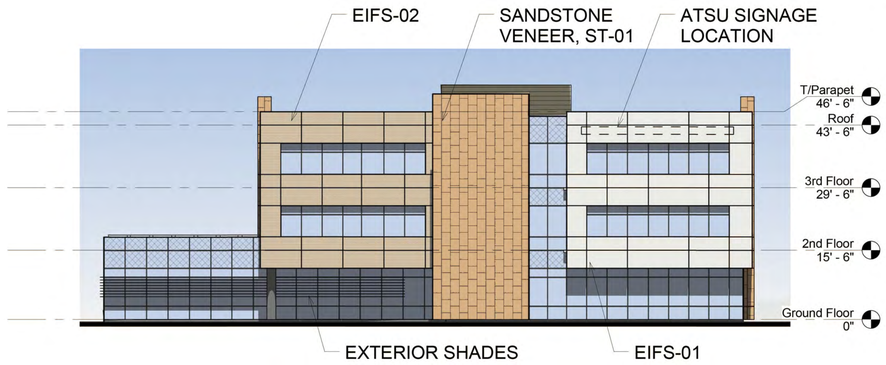


4 East Elevation

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

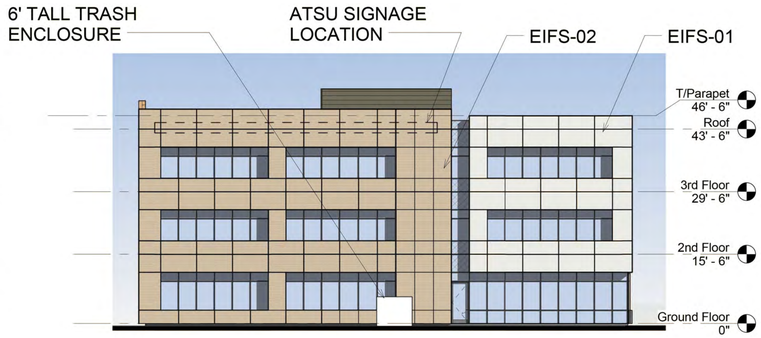
16' 0 8' 16' 32'
SCALE: 1/16" = 1'-0"



3 South Elevation

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

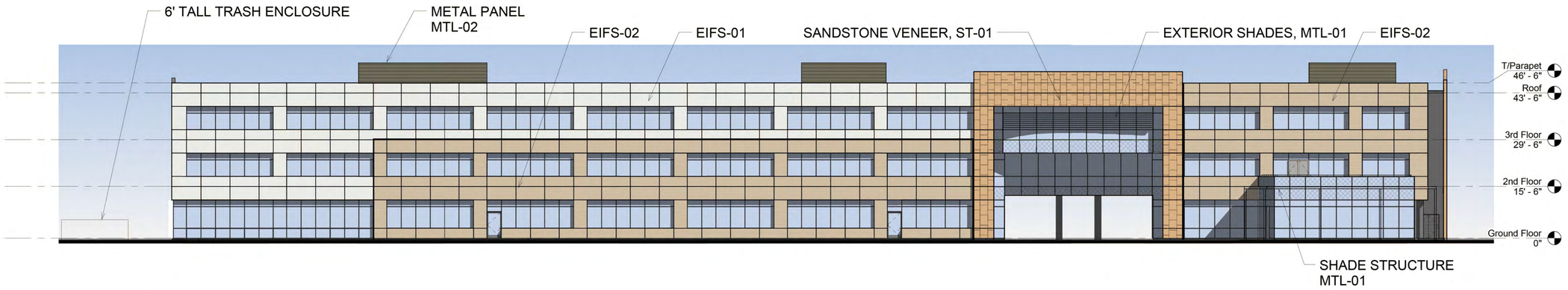
16' 0 8' 16' 32'
SCALE: 1/16" = 1'-0"



2 North Elevation

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

16' 0 8' 16' 32'
SCALE: 1/16" = 1'-0"



1 West Elevation

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

16' 0 8' 16' 32'
SCALE: 1/16" = 1'-0"

ALTER

Solomon Cordwell Buenz

Butler Design Group
Architects & Planners

PBE.1


A.T. STILL UNIVERSITY

Revisions to Design Review Board Comments

1st DRB Meeting Date: July 12, 2016

Proposed Development: A.T. Still University Expansion
5850 E. Still Circle
P&Z Case No.: Z16-017 Planner: Andrew Spurgin

We have made revisions to the enclosed exhibits in response to July 12th DRB comments below:

Boardmember Thompson

- Asked about shade relief on the west elevation on the windows. Applicant 1 ½ brow and large canopy shadow lines added to elevations to help delineate glass setbacks
- Prefer metals on garage have added extensive mesh panels and stepped these vertically as well as stepped in horizontal plane to provide variety and continuity of materials.
- Length would be better if windows were smaller and different dimensions. have revised punched openings at the sandstone areas to provide more variation in sizes.
- Change at the sandstone to make changes to windows; use smaller punched openings have revised punched openings at the sandstone areas to provide more variation in sizes.
- Lengthen sandstone on west elevation of academic building have added smaller punched window openings. Want to be careful to balance the sandstone portal element to emphasize the breezeway portal element on both east and west elevations
- Raise sandstone to height of mechanical have raised sandstone to what we feel is appropriate height, keeping in mind you won't see the mechanical screen from the street in context with the sandstone.

Chair Sandstrom

- Inquired about the intent of the breezeway on upper levels. Intent is to provide connection between north and south wings, above the breezeway. See floor plans
- Likes the sandstone okay
- Feels overall design is plain Intent is to use previous materials and colors to original academic building so the new building appears to be in the same family of "architecture" and unifies the campus architecture, which is simple and straight forward. Revised design has added variation in punched-window sizes at the sandstone areas and reduced the white EIFS areas to reduce the "starkness" comment.
- Could raise sandstone have raised the sandstone at the breezeway portal
- Confirmed all sides glazing okay
- Garage materials are not unique, need 3D-forms, meshes. have added extensive mesh panels and stepped these vertically as well as stepped in horizontal plane to provide variety and continuity of materials.

Boardmember Paul

- In the end you can see that there is movement in that area agree
- Questioned the canopy; is no relationship to the building see image 3/PRS.1. the cafeteria is a single-story element and the shade structure needs to be low to provide effective shading of the outdoor seating area
- Step up the brown on west side ground level of academic building have raised the brown EIFS element to the second floor ceiling line.

Boardmember Carter

- Trouble with the building in severity of it's planes
- Agrees likes the sandstone okay
- Does not see the eyebrows 1 ½ on added better definition of shade at glass setback to new elevation
- Severity of the white eaves and looking at original building ; comparing to ASU Polytech building feels there is a lot more that could be done with this building to help differentiate the planes Not seeing movement on the building see enlarged rendering. There is subtle stepping of glass, sandstone and EIFS planes. The center breezeway steps at each floor and is curved, further breaking the mass of the elevations.

- Suggested a wave form on garage instead of repeat pattern; tilt out, water jet panel Wave forms and jet panels would be out of context to campus architecture and materials
- Take fins from the breezeway and add to the garage added mesh panels provide better “shade” and better screening from the neighbors at the second level

Vice Chair Banda

- Academic building - Suggested to look at ASU Polytech, differentiated the planes; Needs variation; Lacks cornice to tie it down. ASU campus has very different vernacular and budget. Cornice is inappropriate to ATSU campus
- Look at ASU poly materials, planes, - looks less like a garage. Likes exterior stairs on ASU garage #7

Additional comments:

The third floor level garage parapets, facing Recker Rd., have been raised from 3’-6” above floor line to 5’-6”, to address Russ Kennedy’s comment about preventing parking patrons being able to see down at the neighbors. The second floor screen elements serve this same purpose along with additional landscape tree canopy screening.

The ground level facing Recker remains open to address the police comments, but maintains foundation landscaping and a solid wall up to 3’-0” to screen headlights and provide a crash barrier.

Sincerely,

Toby Rogers, AIA

Cc: Charles Henry - TAG

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: June 24, 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 Baseline 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 1,493 spaces, slightly under the target of 1,494 (6.95/1000), which is 11% 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 6.95/1000 ratio yields a total peak demand of ~1,494 spaces. After construction of the new Academic Building, 297 of the existing surface spaces will remain; 1196 new spaces be provided to meet the 6.95/1000 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 988 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.

Since the previous Planning & Zoning Submittal in November, 2015, ATSU has elected to reconfigure the parking garage to mitigate concerns on the part of its Recker Road neighbors regarding views to and from the parking structure as well as potential noise. Specifically, the width of the parking garage has been reduced from 4 bays to 3 bays, increasing its distance from the east property line along Recker Rd. from 54'-10" to 115'-2", which not only diminishes its physical presence from the east, but also allows for more landscaping to further screen views to and from the garage. The length of the garage has been increased 117'-0" to the north to make up the number of required parking spaces however the overall volume of the parking structure is reduced by 5%. The parking structure now accommodates 988 cars vs. 1,064 previously, while the surface parking between the garage and Recker Rd. has increased by 64 cars, yielding an overall reduction in ATSU campus parking spaces from 1,505 cars to 1,493 cars to more precisely meet the 6.95/1,000 ratio of parking to each 1,000 square feet of academic building area.

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 100 year, 2-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
ZONING:	LI - PAD
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:	121,706 S.F.
TOTAL:	215,386 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: 215,386/200:	1,072 SPACES
CAR AUDIT PARKING RATIOS: 215,386/143:	1,506 SPACES
EXISTING SURFACE PARKING:	491 SPACES
DISPLACED BY NEW BUILDING:	-194 SPACES
TOTAL EXIST. SURFACE PARKING:	297 SPACES
NEW SURFACE PARKING:	208 SPACES
NEW GARAGE PARKING:	988 SPACES
TOTAL PARKING PROVIDED:	1,493 SPACES

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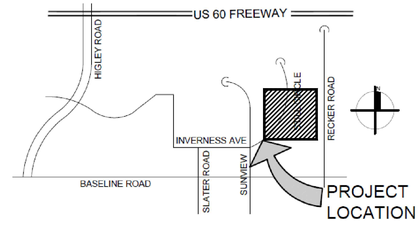
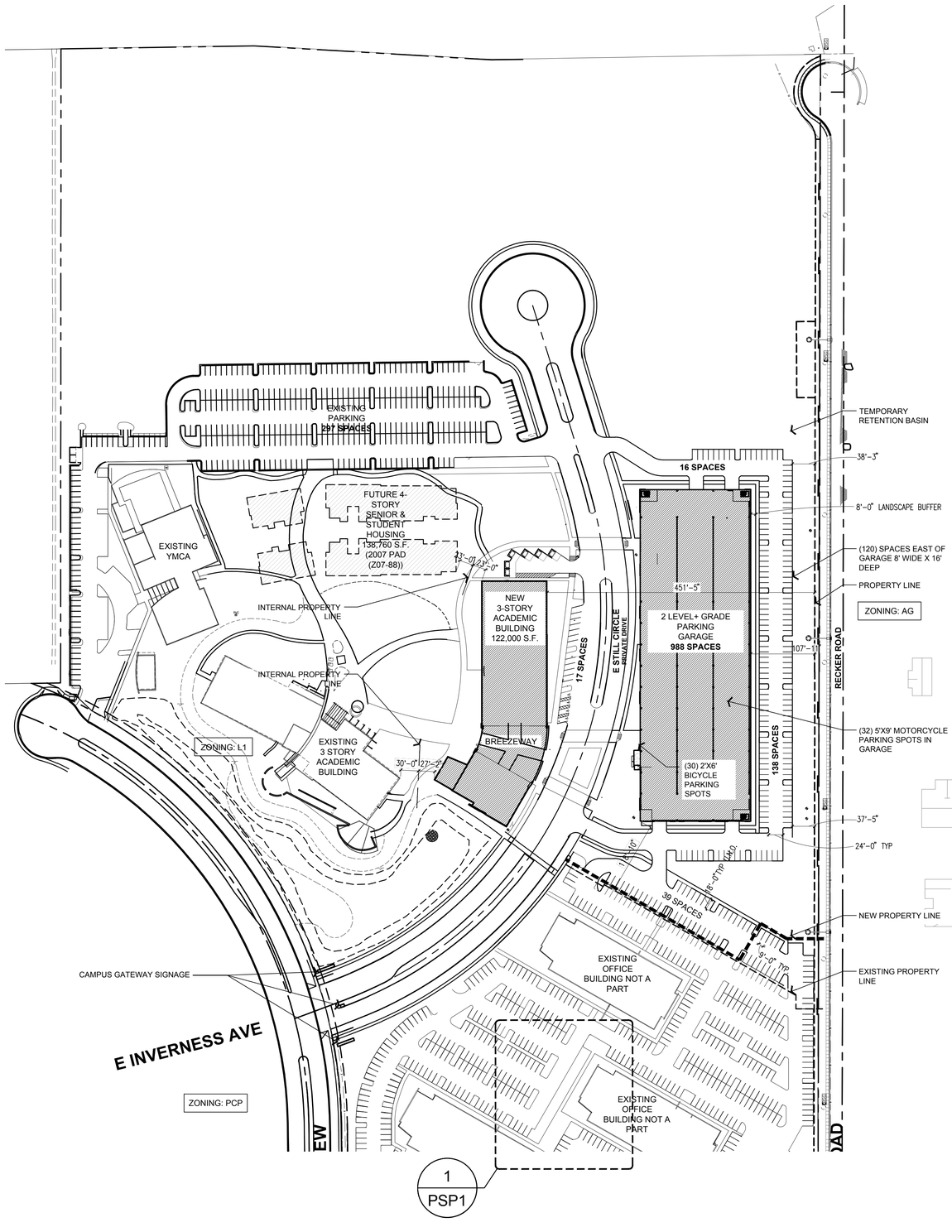
PROJECT NARRATIVE:
THE A.T. STILL UNIVERSITY EXPANSION IS DESIGNED AS A 3-STORY ACADEMIC BUILDING OF APPROXIMATELY 122,000 S.F. WITH RELATED ONSITE PARKING IMPROVEMENTS TO AUGMENT THEIR EXISTING CAMPUS LOCATED AT 5850 E. STILL CIRCLE. IN MESA, ARIZONA. THE NEW FACILITY WILL INCLUDE NEW CLASSROOM, FACULTY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

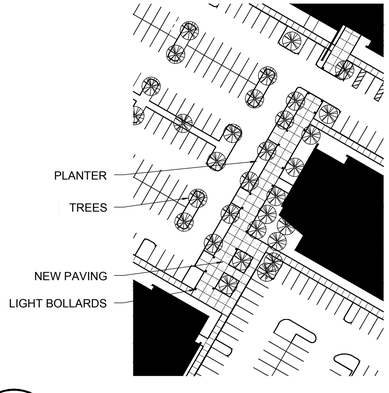
PARKING IS PROPOSED WITH A 2-LEVEL PARKING GARAGE AND AN ALTERNATE OPTION WITH ALL SURFACE PARKING.

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

VICINITY MAP







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

SITE PLAN WITH GARAGE

SCALE: 1'=100'-0"

N

100' 0 50' 100' 200'
SCALE: 1" = 100'-0"

ALTER

SCB Solomon Cordwell Buenz

Bdg Butler Design Group Architects & Planners

PSP.1
MASTER
SITE PLAN
03/02/2016

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 U.N.O.
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.)
16. MOTORCYCLE AND SCOOTER PARKING IN GARAGE
17. (120) 9'X16' PARKING STALL WITH 4" WIDE PAINT STRIPE EAST OF GARAGE

EXISTING PARKING
FUTURE 4 STORY SENIOR & STUDENT HOUSING 138,760 S.F. (2007 PAD (Z07-88))
EXISTING YMCA
NEW 3-STORY ACADEMIC BUILDING 122,000 S.F.
BREEZEWAY
EXISTING 3 STORY ACADEMIC BUILDING
LANDSCAPE/ RETENTION
PRIVATE DRIVE
2- LEVEL PARKING GARAGE (AT GRADE +2 LEVELS)
LANDSCAPE/ RETENTION
LANDSCAPE/ RETENTION
RECKER ROAD

SITE PLAN

SCALE: 1'=50'-0"

IN

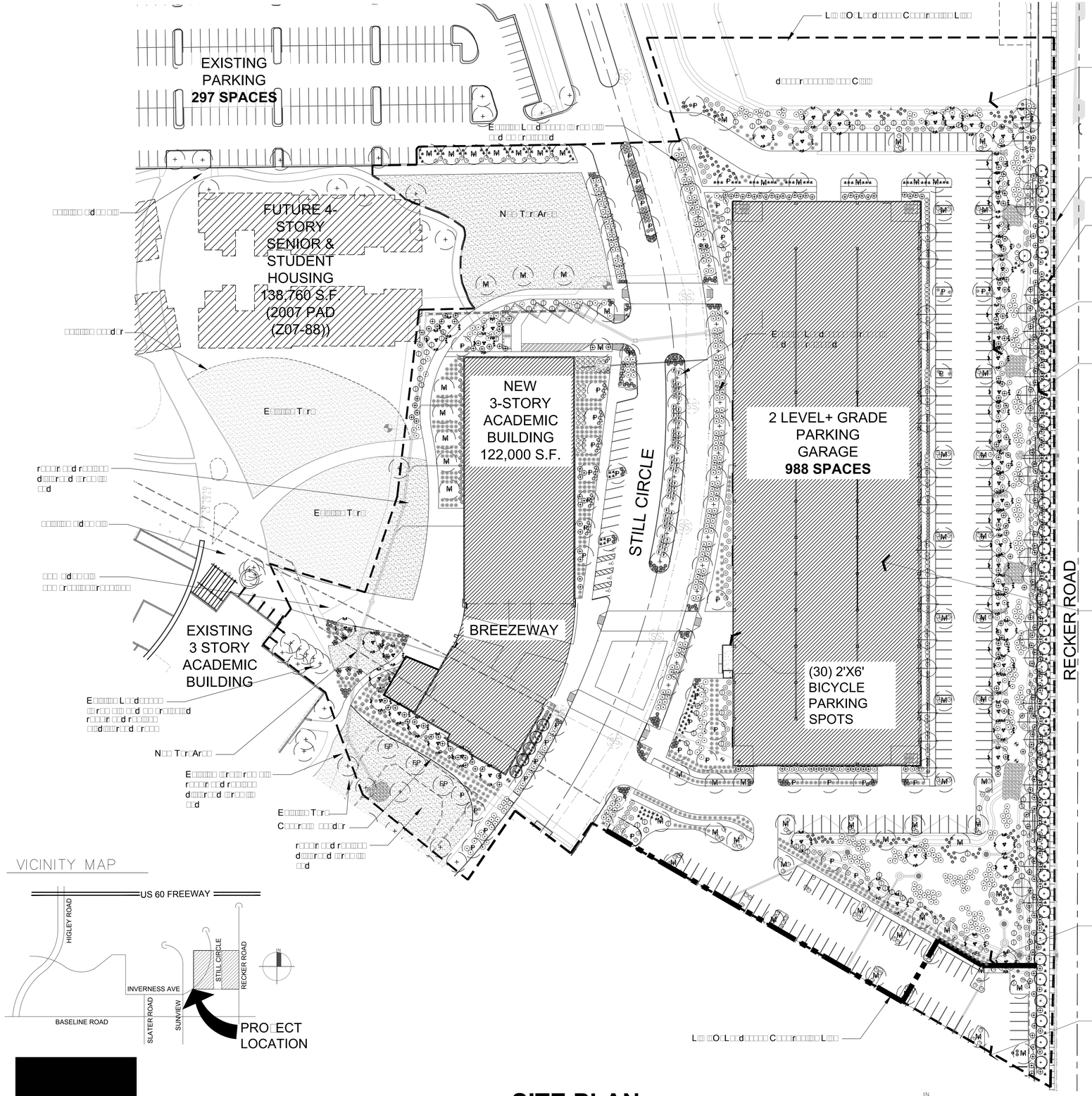
50' 0 25' 50' 100'
SCALE: 1" = 50'-0"

ALTER

SCB Solomon Cordwell Buenz

Bdg Butler Design Group Architects & Planners

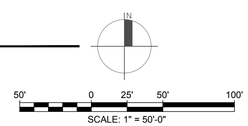
PSP.2
ENLARGED SITE PLAN
03/02/2016



VICINITY MAP

SITE PLAN

SCALE: 1'=50'-0"



LANDSCAPE LEGEND

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

TREES	SIZE / CLPR	□TY.
D□□□r□□ □□□□□ S□□□□ Tr□□	24" B□□ □□□d. 1.25"	59
A□□□□ □□□□□ W□□□ A□□□□	36" B□□ □□□d. 2.00"	47
C□□□□□□□□ □ □□□□□ M□□□□ B□d □□P□□d□□	24" B□□ M□□□n□□□ 1.25"	57
E□□□□ Tr□□ □□r□□ □□ □□d □□ □r□□□□d	E□□□□	90 □□□r□□.
R□□□□d M□□□□	S□□□□ 36" B□□ □ □	65 □□□r□□.
R□□□□d P□□ Br□□	S□□□□ 36" B□□ □ □	6 □□□r□□.
R□□□□d F□□ P□□	S□□□□	3

SHRUBS / ACCENTS / VINES	SIZE	□TY.
B□□□□□□□□□ "T□r□□ G□□□" T□r□□ G□□ B□□□□□□□□□	5 G□□□	71
C□□□ □r□□□ □□□ □□ M□d□□rr□□□□ F□□ P□□	24" B□□	9
S□□□ □□□□d□□□ S□□□r□ S□□□	5 G□□□	121
T□□□ □ □□□□ "Or□□□ □□□□□" Or□□□ □□□□□	5 G□□□	319
H□□□r□□□ □r□□□r□ R□d Y□□□	5 G□□□	278
D□□□r□□ □ □□□□r□ D□□r□ S□□□	5 G□□□	638
C□□□□□□□□ □□□□rr□ □ R□d B□d □□P□□d□□	5 G□□□	107
L□□□□□□□□ r□□□□□□ "C□□ □□□" C□□ □□□T□□□ S□□	5 G□□□	295
R□□□ □□□□□□r□ D□□r□R□□□	5 G□□□	228
M□□□□r□ □□□r□ "R□□□ M□□" R□□ M□□ D□r Gr□□	5 G□□□	156
C□□□□□□□ □□□r□ B□□ M□r□□ G□r□	1 G□□□	43
E□□□□ R□□□ □□□□□r□ D□□r□R□□□	E□□□□	56 □□□r□□.

GROUNDCOVERS	SIZE	□TY.
A□□□ r□d □□□ D□□r□C□r□□ D□□r□C□r□□ A□□□	1 G□□□	340
E□□□ A□□□ r□d □□□ D□□r□C□r□□ D□□r□C□r□□ A□□□	E□□□□	187 □□□r□□.
L□□□ □ □□□d□□□ Tr□□ L□□□ "P□r□ & G□d □ □□□d"	1 G□□□ 50/50 □ □	163
T□r□Md-Ir□□ S□d		
D□□□ □□□d Gr□□□ - I□ ALL □□□r□□r□□ A□□□ Br□□ 1/2" □□□. 2" □ □□ □□ □□ r □□r□□d □□□		
C□□r□□ C□r□ H□d□r 4" □6" (M□□ E□□□) □r □□r□□d □□□		

REV. 6-06-16
6.27.2016

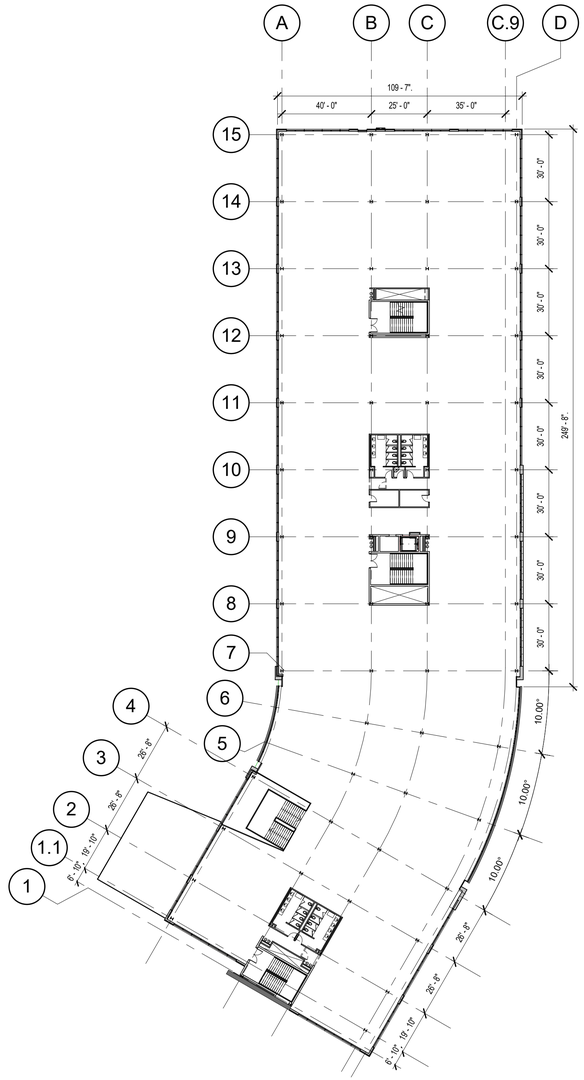
ALTER

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8021
www.laskindesign.com

Solomon Cordwell Buenz

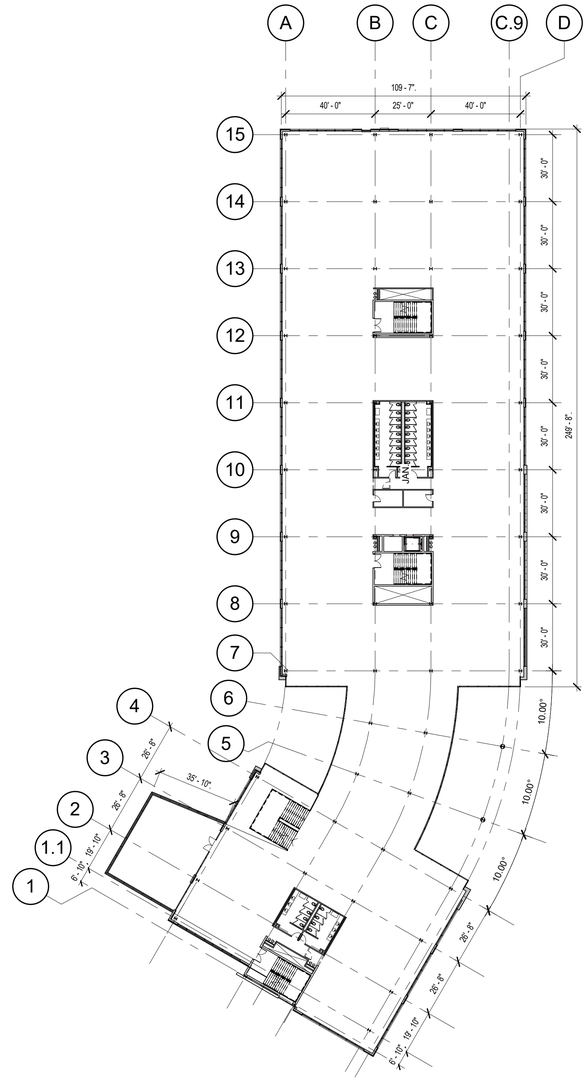
Butler Design Group
Architects & Planners

PSP.3
PRELIMINARY LANDSCAPE PLAN



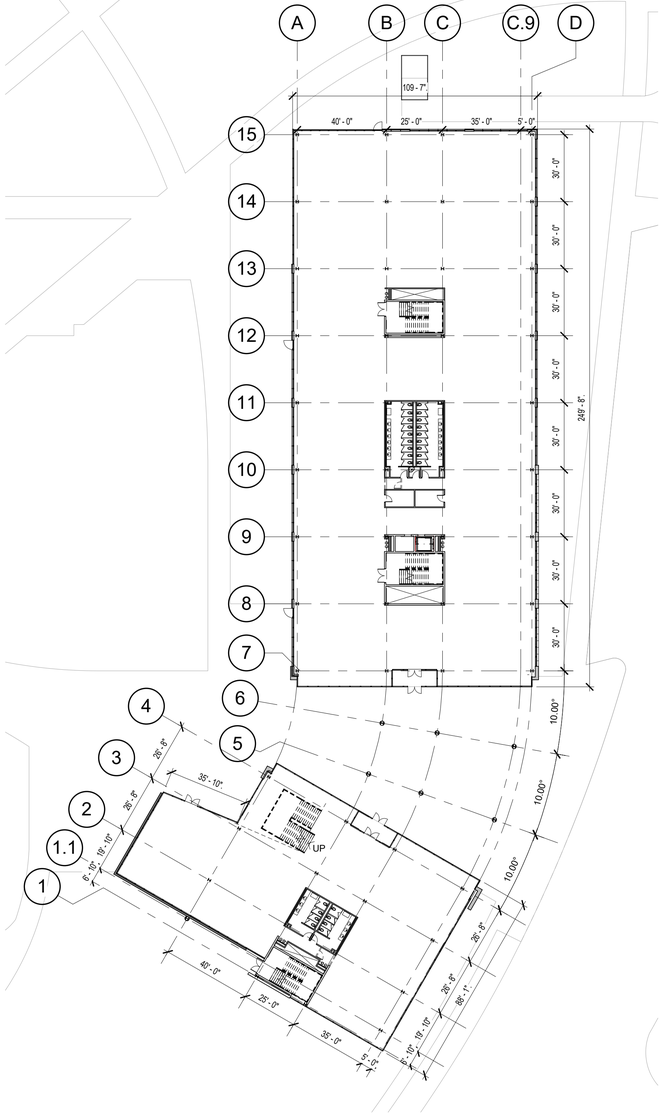
3 3RD FLOOR PLAN

SCALE: 1/32" = 1'-0"



2 SECOND FLOOR PLAN

SCALE: 1/32" = 1'-0"



1 GROUND FLOOR PLAN

SCALE: 1/32" = 1'-0"

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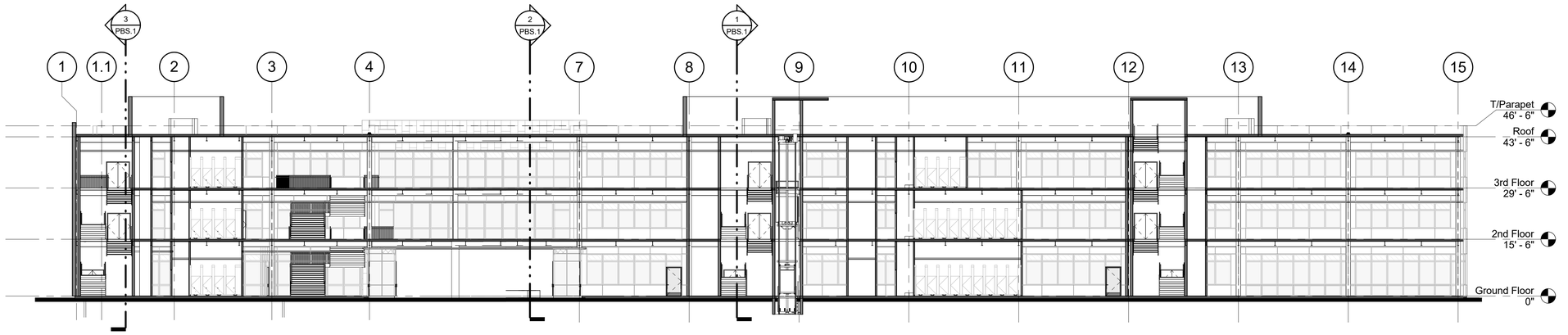
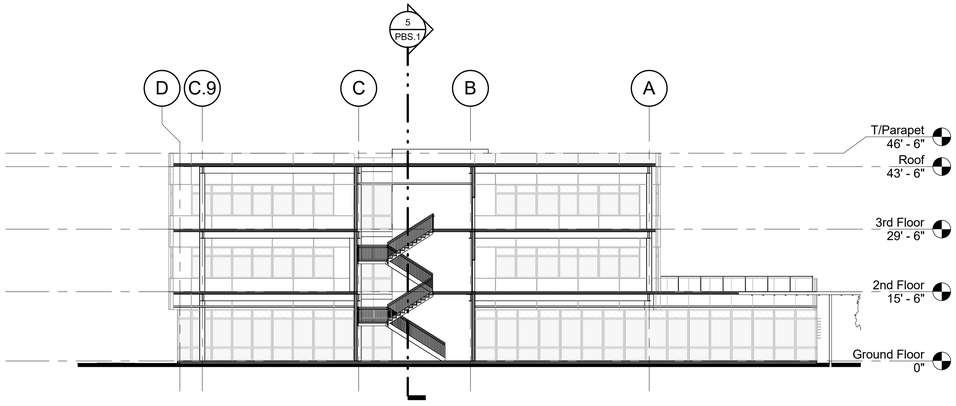
PBP.1



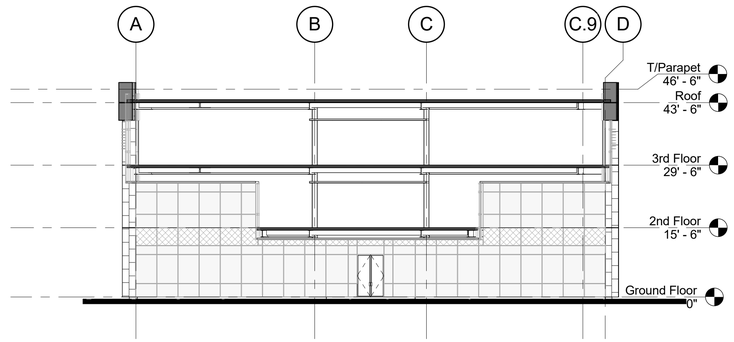
5 LONGITUDINAL SECTION

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



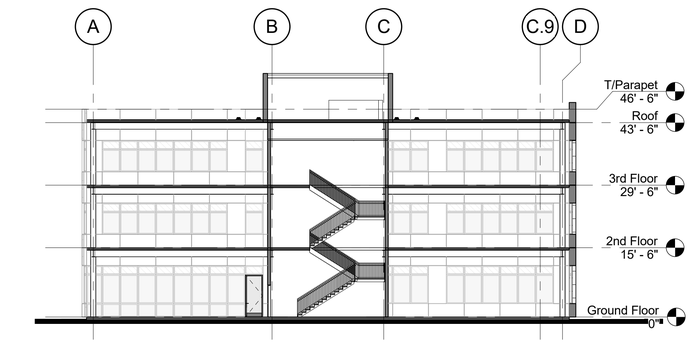
3 CROSS SECTION - SOUTH

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



2 CROSS SECTION - CENTER

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



1 CROSS SECTION - NORTH

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

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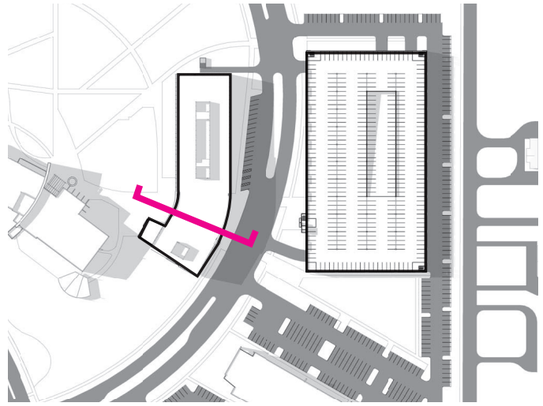
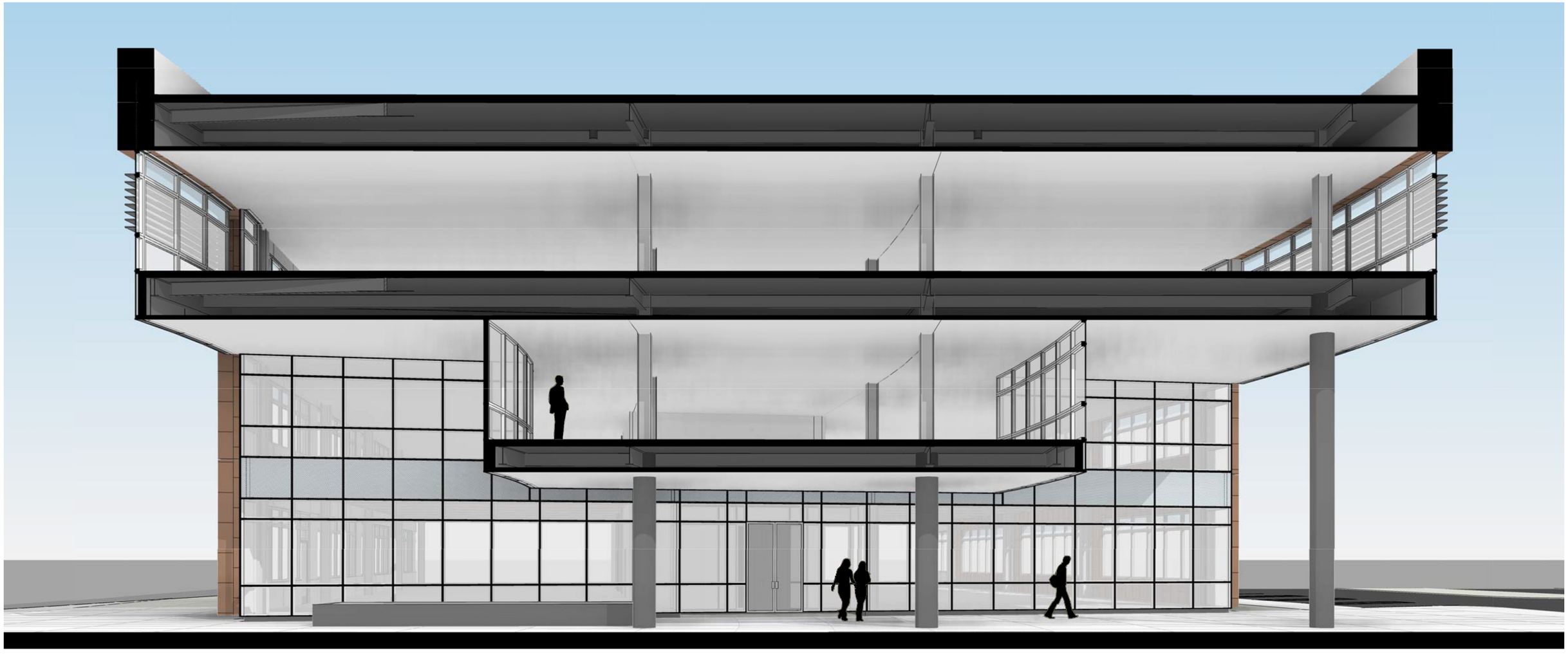
Butler Design Group
Architects & Planners

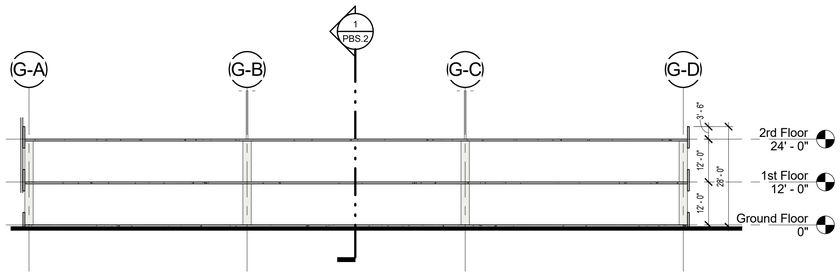
PBS.1

SECTION THROUGH BREEZEWAY



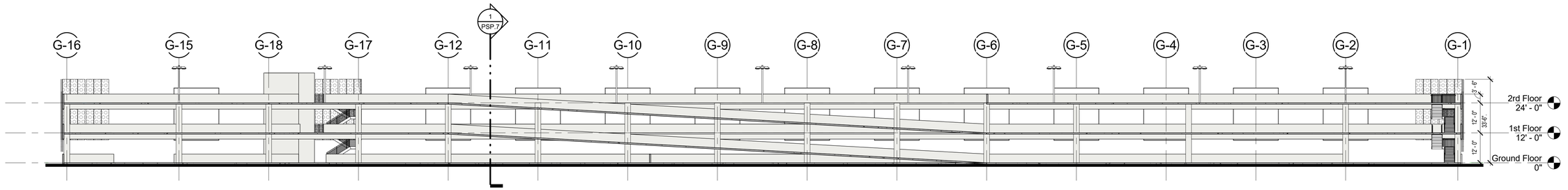


VIEW FROM EASTBOUND SUPERSTITION FREEWAY



2 CROSS SECTION

SCALE: 1" = 20'-0"



1 LONGITUDINAL SECTION

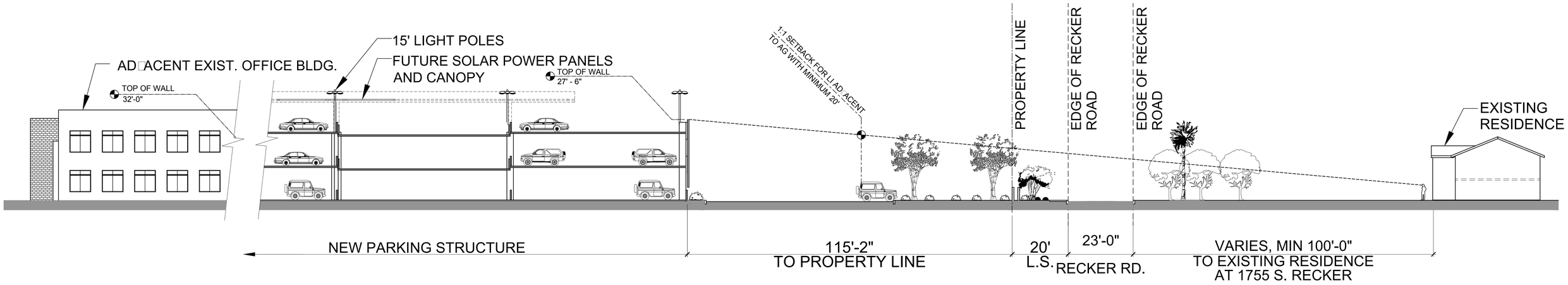
SCALE: 1" = 20'-0"

ALTER

Solomon Cordwell Buenz

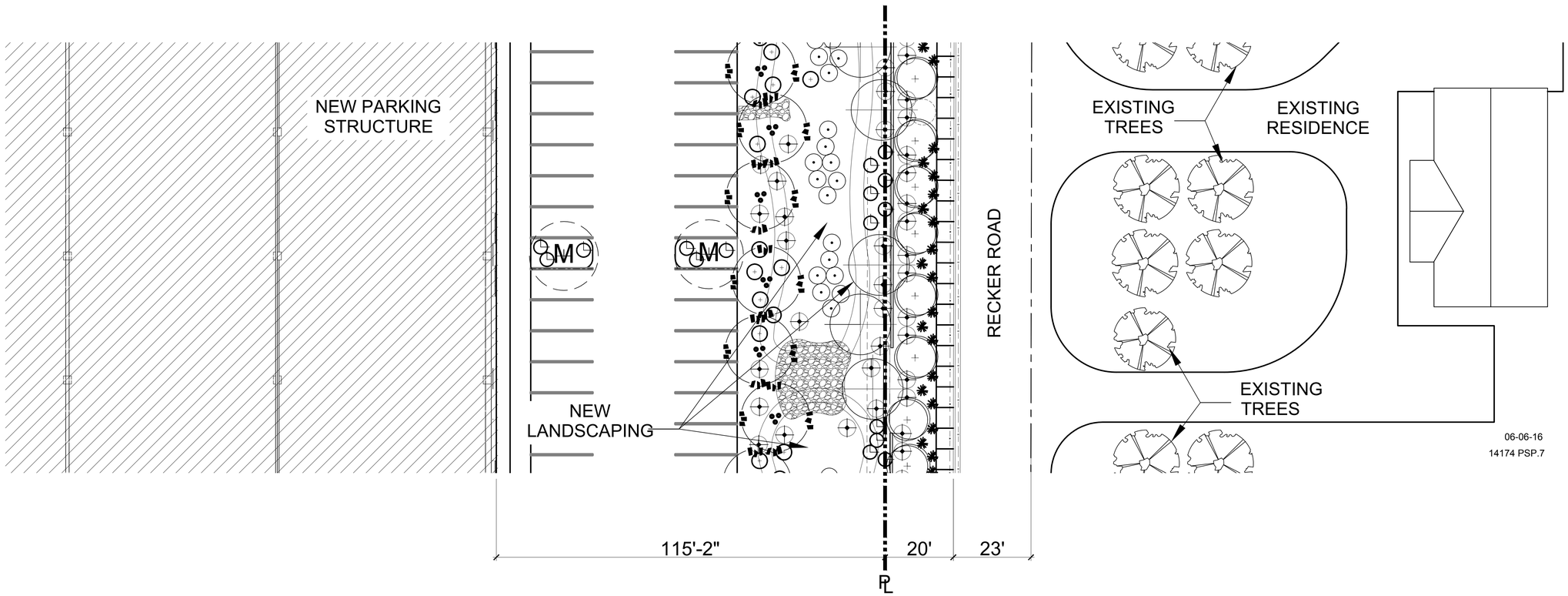
Butler Design Group
Architects & Planners

PBS.2



RECKER ROAD SECTION

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



PARTIAL SITE PLAN

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

N

16' 0 8' 16' 32'

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

A.T. STILL UNIVERSITY

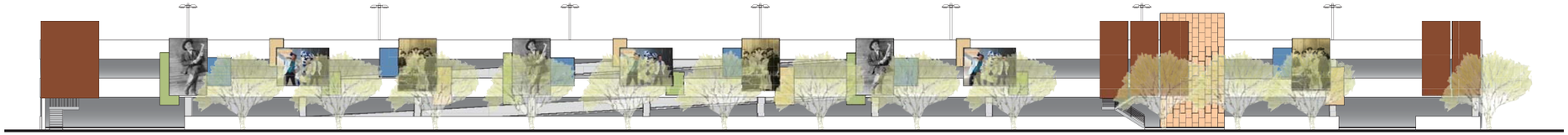
ALTER

SCB Solomon Cordwell Buenz

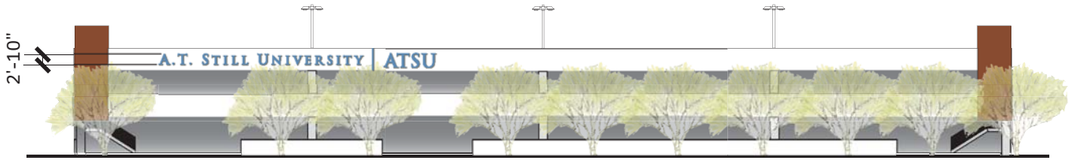
Bdg Butler Design Group Architects & Planners

PSP.7

LINE OF SITE SECTION



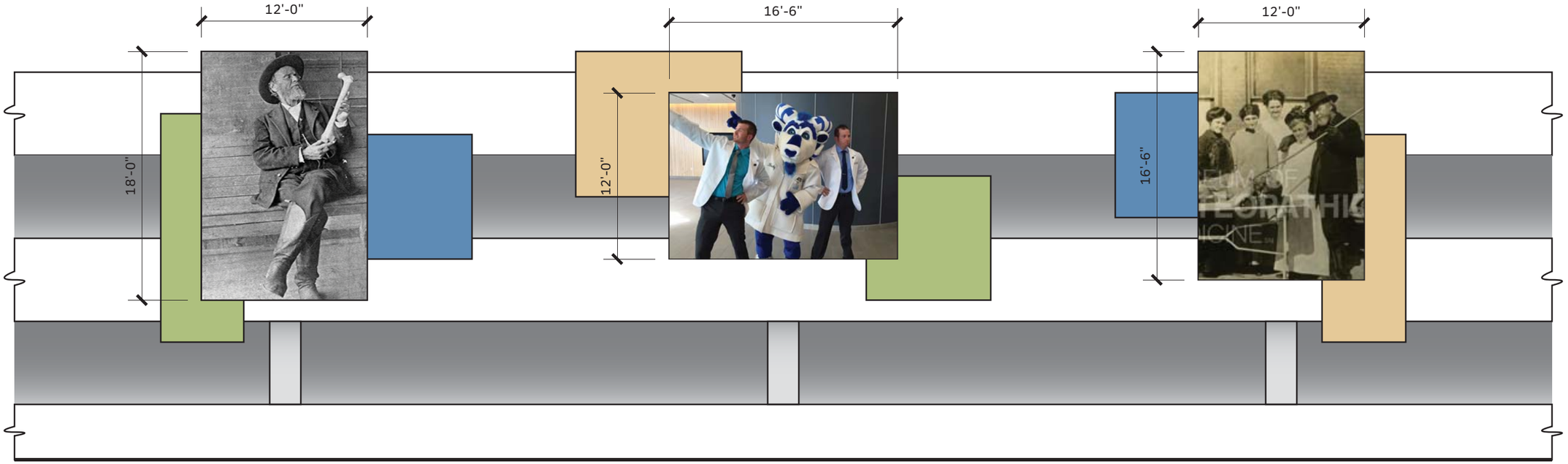
West Elevation



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"

JRC DESIGN
ENVIRONMENTAL GRAPHICS
WAYFINDING
CORPORATE COMMUNICATIONS

920 East Madison Street
Suite 100
Phoenix, AZ 85034-2247
602.224.5100 (P)
art-is-all@jrcdesign.com

This proof shows color breaks and content only. The colors shown are approximations of those that will be reproduced. For more accurate representation, refer to color chips and specifications.

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

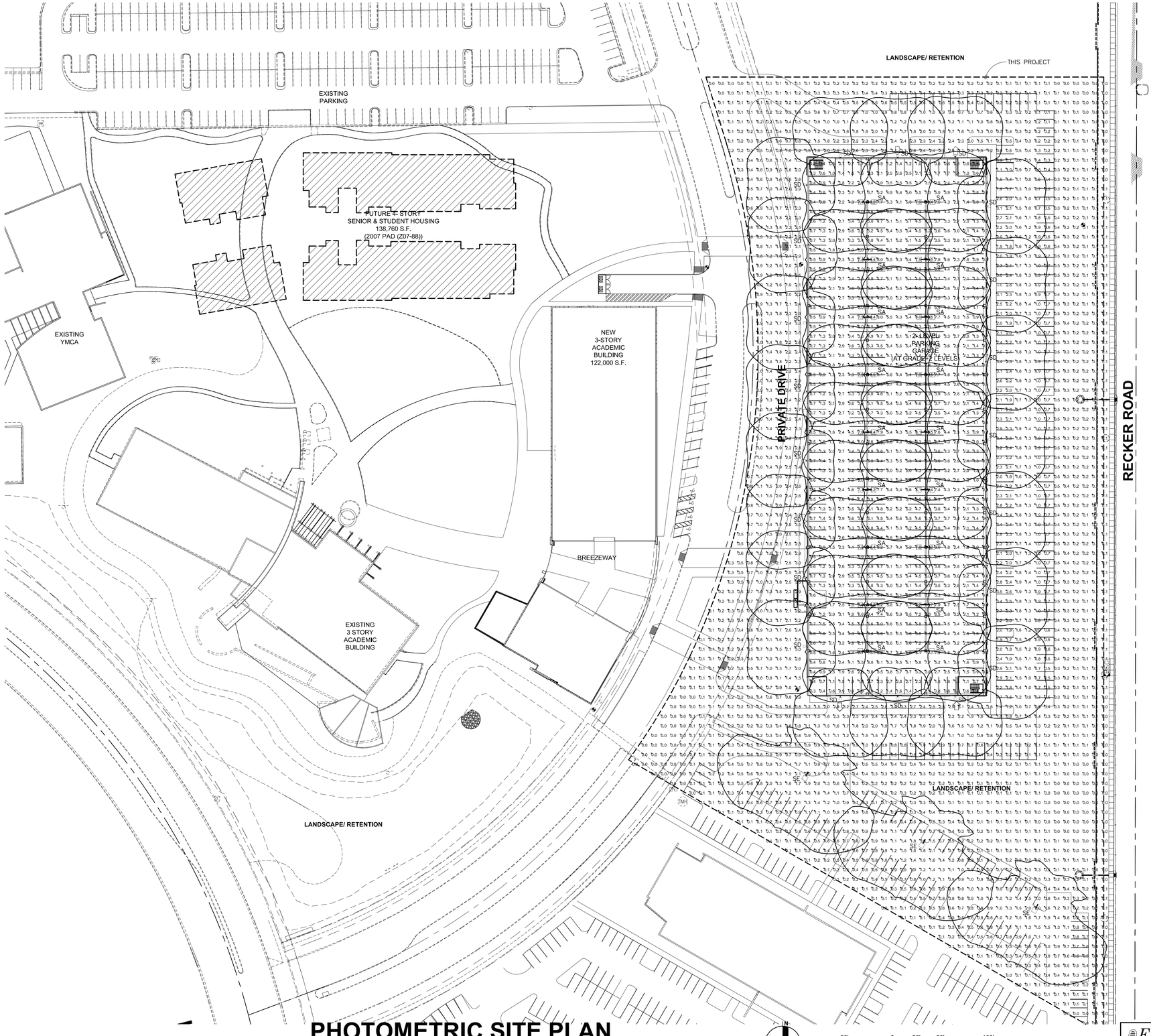
CLIENT APPROVAL

DATE

SHEET **G-110**

A.T. STILL UNIVERSITY

5850 E. STILL CIRCLE
MESA, AZ



PHOTOMETRIC SITE PLAN

SCALE: 1'=50'-0"

N

50' 0 25' 50' 100'

SCALE: 1" = 50'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	SA	18	LITHONIA DSX0 LED 40C 1000 40K TFTM MVOLT SSS12.5	FULL CUTOFF AREA LIGHT MOUNTED AT 15 FT AFG	4000K LED	DSX0_LED_40C_1000_40K_TFTM_MVOLT.ies	Absolute	0.90	276
	SD	21	LITHONIA DSXW2 LED 30C 700 40K TFTM MVOLT	FULL CUTOFF WALL MOUNT AT 25 FT MOUNTING HEIGHT	4000K LED	DSXW2_LED_30C_700_40K_TFTM_MVOLT.ies	Absolute	0.90	71
	SE	3	LITHONIA DSX0 LED 40C 1000 40K T3M MVOLT SSS22.5	FULL CUTOFF AREA LIGHT MOUNTED AT 25 FT AFG	4000K LED	DSX0_LED_40C_1000_40K_T3M_MVOLT.ies	Absolute	0.90	138

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
fc at top garage level	+	3.6 fc	10.7 fc	0.2 fc	53.5:1	18.0:1
site at grade	+	0.8 fc	3.6 fc	0.0 fc	N / A	N / A

Professional Engineer — Robert D. McGrew — 25918 — Date Signed 02-26-16 — Arizona, U.S.A.
EXPIRES: 09-30-18

McGREW CONSULTING ENGINEERS,LLC
ELECTRICAL ENGINEERING
7469 E. MONTE CRISTO AVE. #1
SCOTTSDALE, ARIZONA 85260
PHONE (602) 331-0114 FAX (602) 331-0127
MEI JOB #: 15113

Solomon Cordwell Buenz

Butler Design Group
Architects & Planners

E.2
PHOTOMETRIC SITE PLAN
03/02/2016

A.T. STILL UNIVERSITY

5850 E. STILL CIRCLE
MESA, AZ

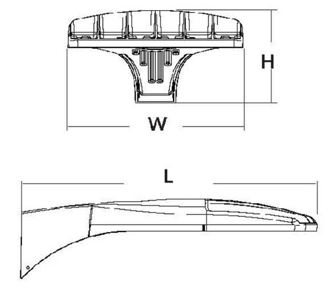
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.8 ft² (.07 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED 40C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** 20C 20 LEDs (one engine); 40C 40 LEDs (two engines); **Rotated optics**[1] 30C 30 LEDs (one engine)	530 530 mA; 700 700 mA; 1000 1000 mA (1 A)[2]	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted[3]	T1S Type I short; T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; TFTM Forward throw medium; T5VS Type V very short; T5S Type V short; T5M Type V medium	MVOLT[4]; 120[4]; 208[4]; 240[4]; 277[4]	**Shipped included** SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adaptor[6]

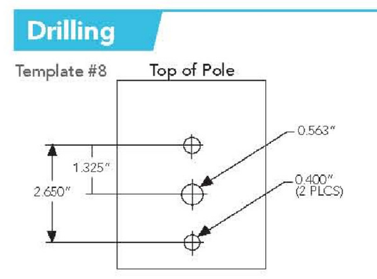
Control options
Other options
Finish (required)

Accessories
Controls & Shields

NOTES

Drilling

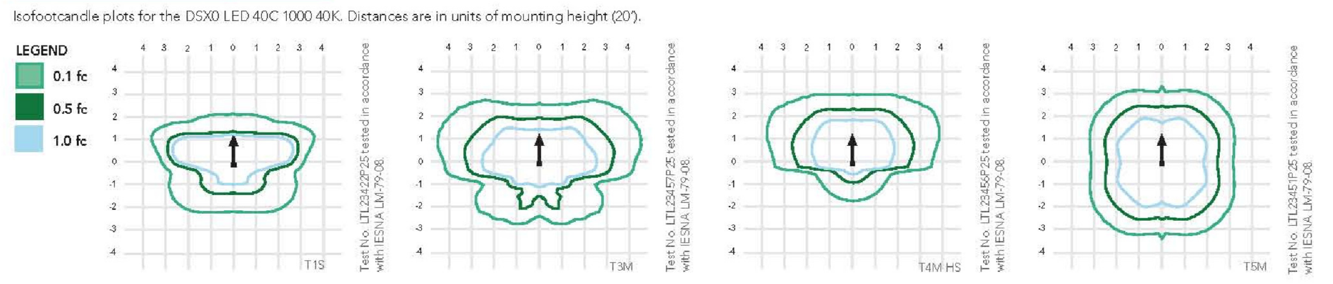
Template #8 — Top of Pole



Tenon Mounting Slipfitter **

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area homepage.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Electrical Load

Projected LED Lumen Maintenance

1 FIXTURE TYPE "SA" & "SE"

D-Series Size 2
LED Wall Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

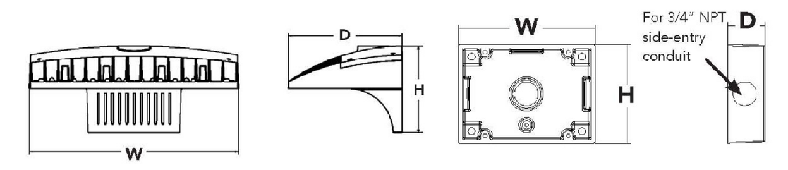
Specifications

Luminaire

Width:	18-1/2" (47.0 cm)	Weight:	21 lbs (9.5 kg)
Depth:	10" (25.4 cm)		
Height:	7-5/8" (19.4 cm)		

Back Box (BBW)

Width:	5-1/2" (14.0 cm)	BBW Weight:	1 lbs (0.5 kg)
Depth:	1-1/2" (3.8 cm)		
Height:	4" (10.2 cm)		



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 76% in energy savings over comparable 400W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW2 LED 30C 700 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options	Other Options	Finish (required)
DSXW2 LED	20C 20 LEDs (two engines); 30C 30 LEDs (three engines)	350 350 mA; 530 530 mA; 700 700 mA; 1000 1000 mA	30K 3000 K; 40K 4000 K; 50K 5000 K; AMBPC Amber phosphor converted	T2S Type II Short; T2M Type II Medium	MVOLT[1]; 120[1]; 208[1]; 240[1]	**Shipped included** (blank) Surface mounting bracket	**Shipped installed** PE Photoelectric cell, button type[4]; PER NEMA	**Shipped installed** SF Single fuse (120, 277, 347V)[7]; DF Double fuse	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum

NOTES

Accessories

Performance Data

Lumen Output

Note

2 FIXTURE TYPE "SD"

EXPIRES: 09-30-18

McGREW CONSULTING ENGINEERS, LLC
ELECTRICAL ENGINEERING
7469 E. MONTE CRISTO AVE. #1
SCOTTSDALE, ARIZONA 85260
PHONE (602) 331-0114 FAX (602) 331-0127
MEI JOB #: 15113

Solomon Cordwell Buenz

Butler Design Group
Architects & Planners

E.3
FIXTURE
CUTSHEETS
03/02/2016

VIEW IMPACT STUDY | FROM 1755 SOUTH RECKER ROAD

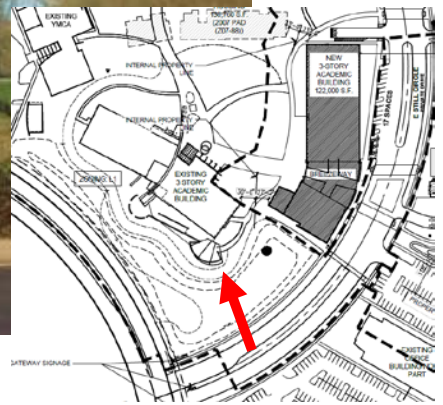
EXISTING CONDITIONS LOOKING WEST FROM 1755 S RECKER RD

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

Existing Academic Building – from Still Circle



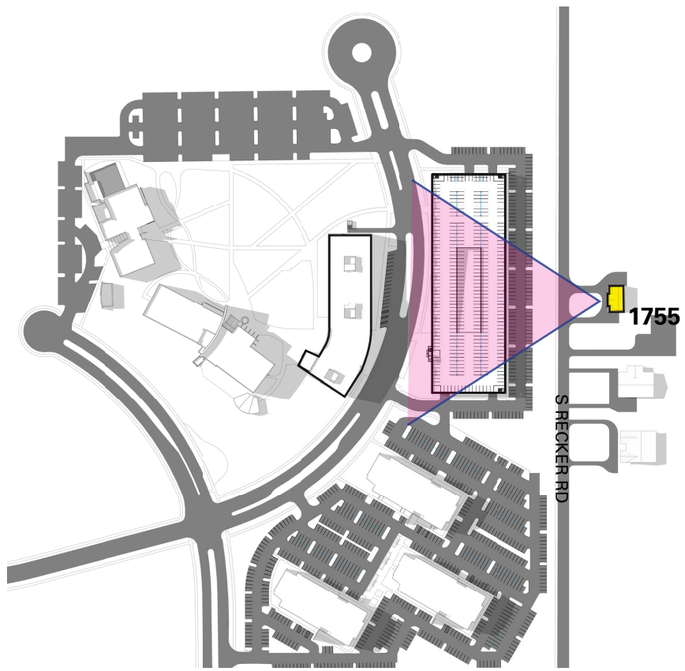
Existing Academic Building – from Sun Circle

Existing Academic Building – from Sun Circle

Existing Academic Building – from Sun Circle

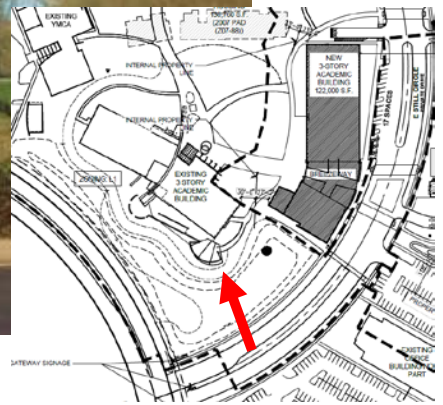
Existing Academic Building – from Still Circle

VIEW IMPACT STUDY | FROM 1755 SOUTH RECKER ROAD



PROPOSED PROJECT VIEW LOOKING WEST FROM 1755 S RECKER RD

Existing Academic Building – from Still Circle



Existing Academic Building – from Sun Circle

Existing Academic Building – from Sun Circle

Existing Academic Building – from Sun Circle

Existing Academic Building – from Still Circle

CITY OF MESA
Great People Quality Service!
www.cityofmesa.org

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

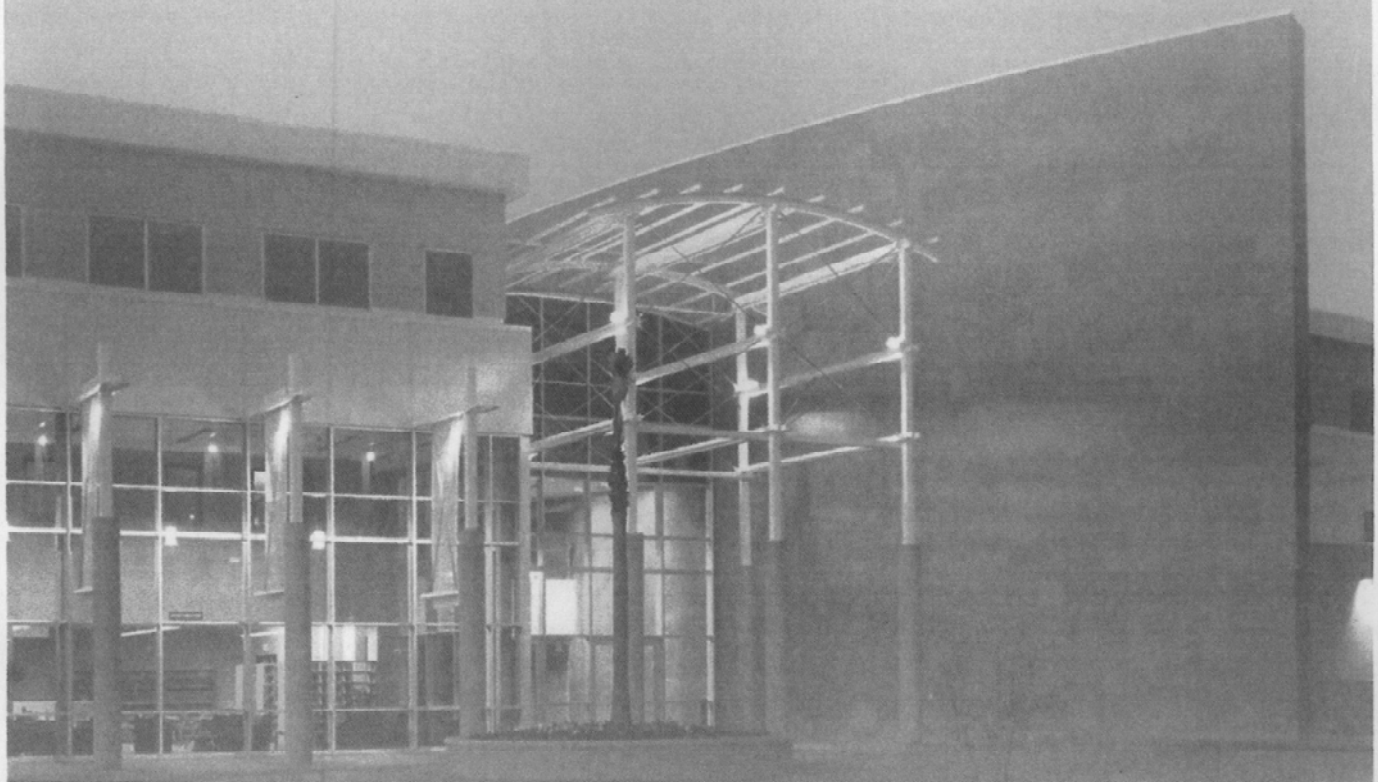
G:\Charlie\Admin Approval\AZ Health & Tech Park, Admin Approval.doc

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

ARIZONA HEALTH & TECHNOLOGY PARK

DESIGN GUIDELINES

JUNE 23, 2003



A.T. STILL UNIVERSITY of HEALTH SCIENCES · 1892 ·

ALTER

Bdg

Butler Design Group
Architects & Planners

CONTENTS

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 Arizona 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.

ALTER

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:

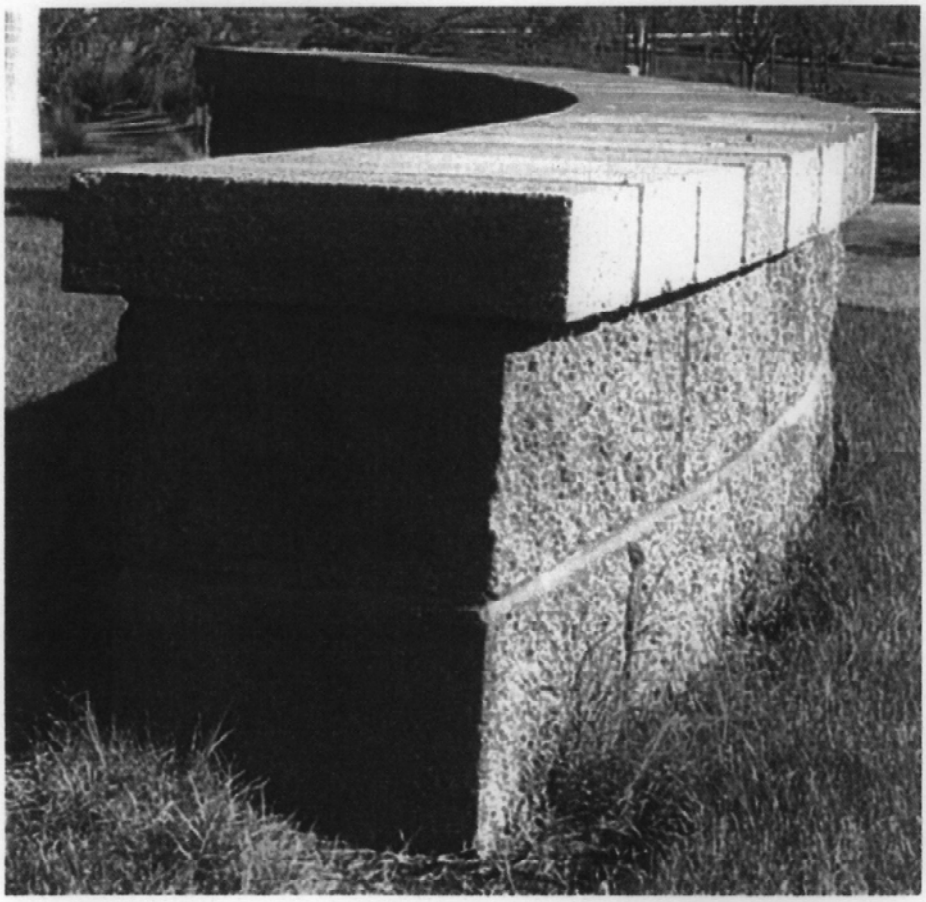
a. Shade structures. The design of shade structures will incorporate architectural elements that compliment the design of adjacent buildings and will be sized to provide appropriate shade for the seating area below.

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.

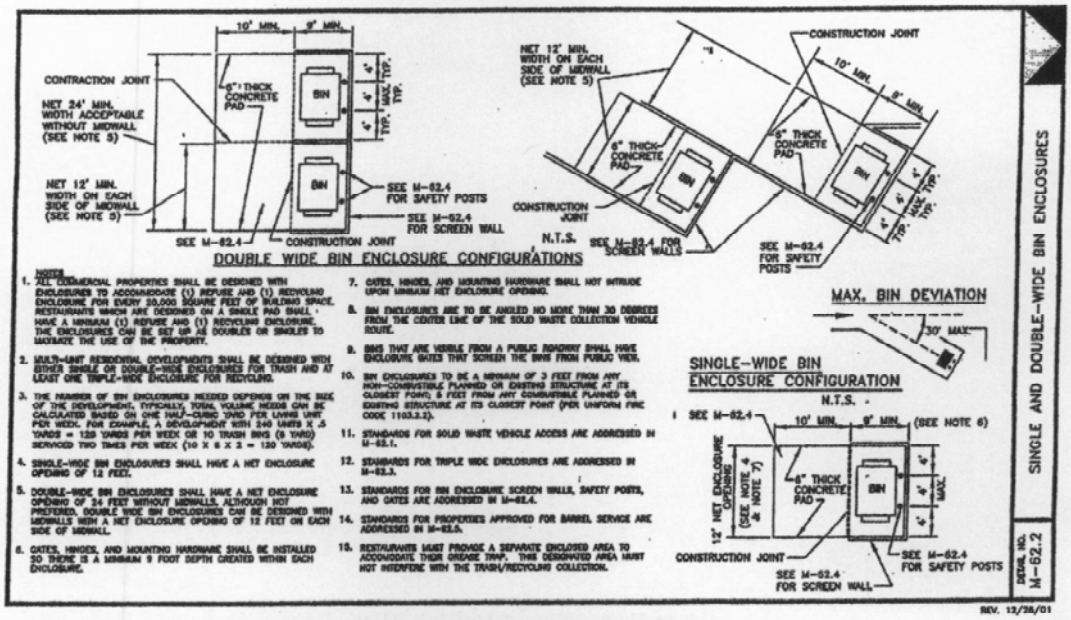
Understanding that certain users of the Park may be healthcare providers, patient drop-off zones are to be incorporated into particular site plans when appropriate for the use of the building.

Neighborhood Pedestrian Access.

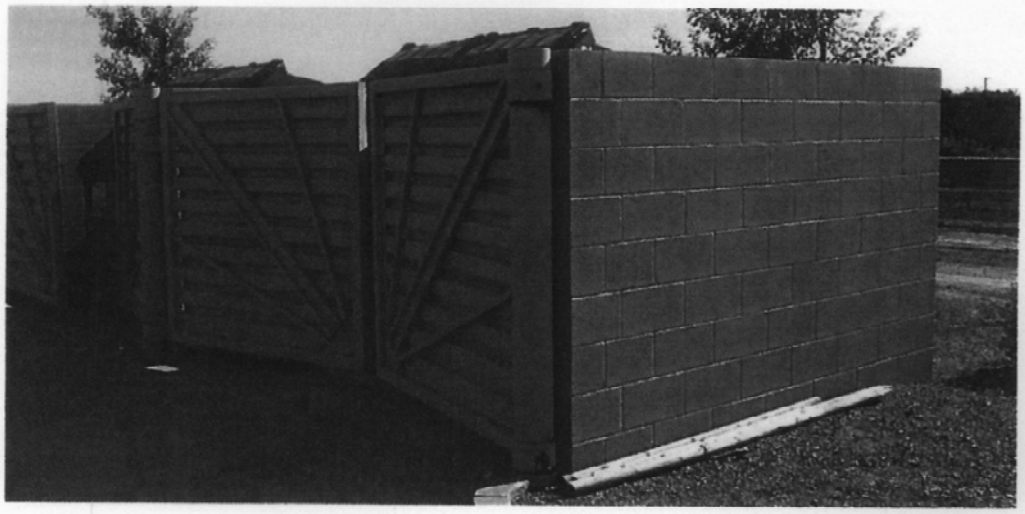
Suitable pedestrian access points along the Recker Road border will be provided, such as openings in site walls or extension of walkways, to allow convenient access to the campus for neighbors to the east.

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.



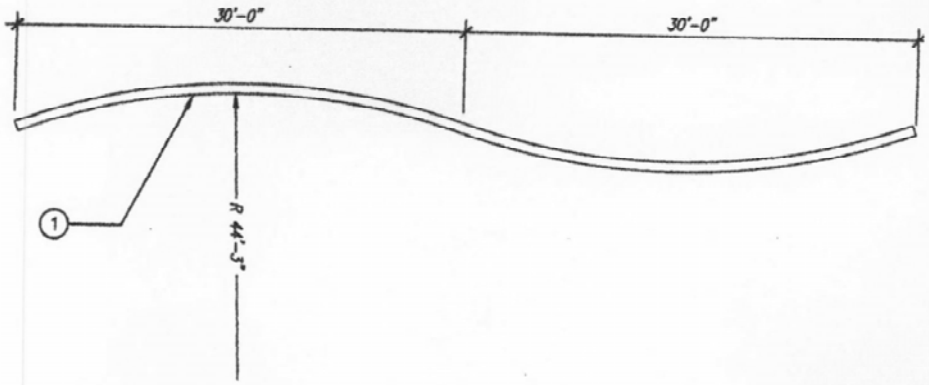
TYPICAL TRASH ENCLOSURE DETAIL



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.

ALTER

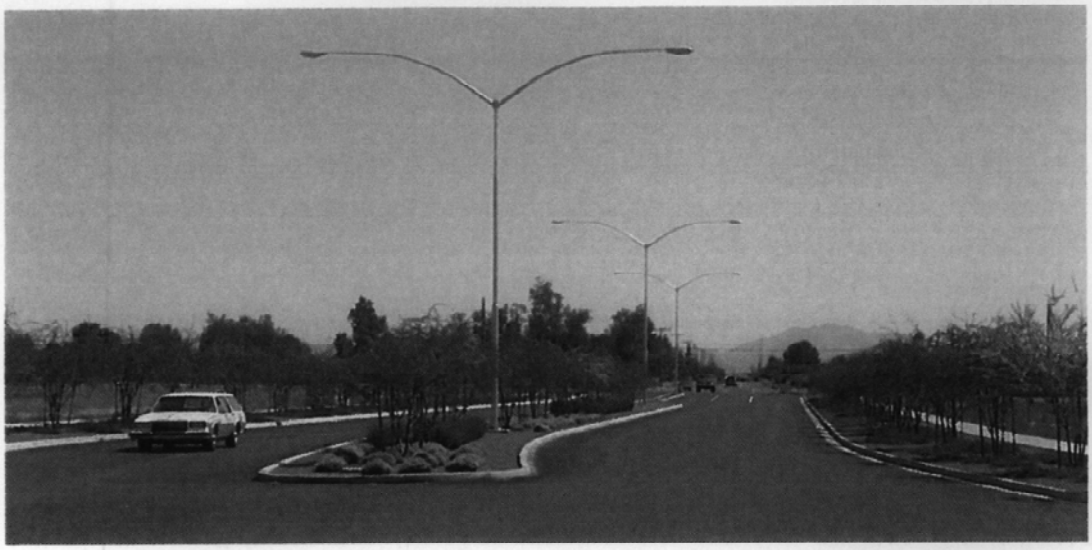


New Site Entries.

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 panting 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

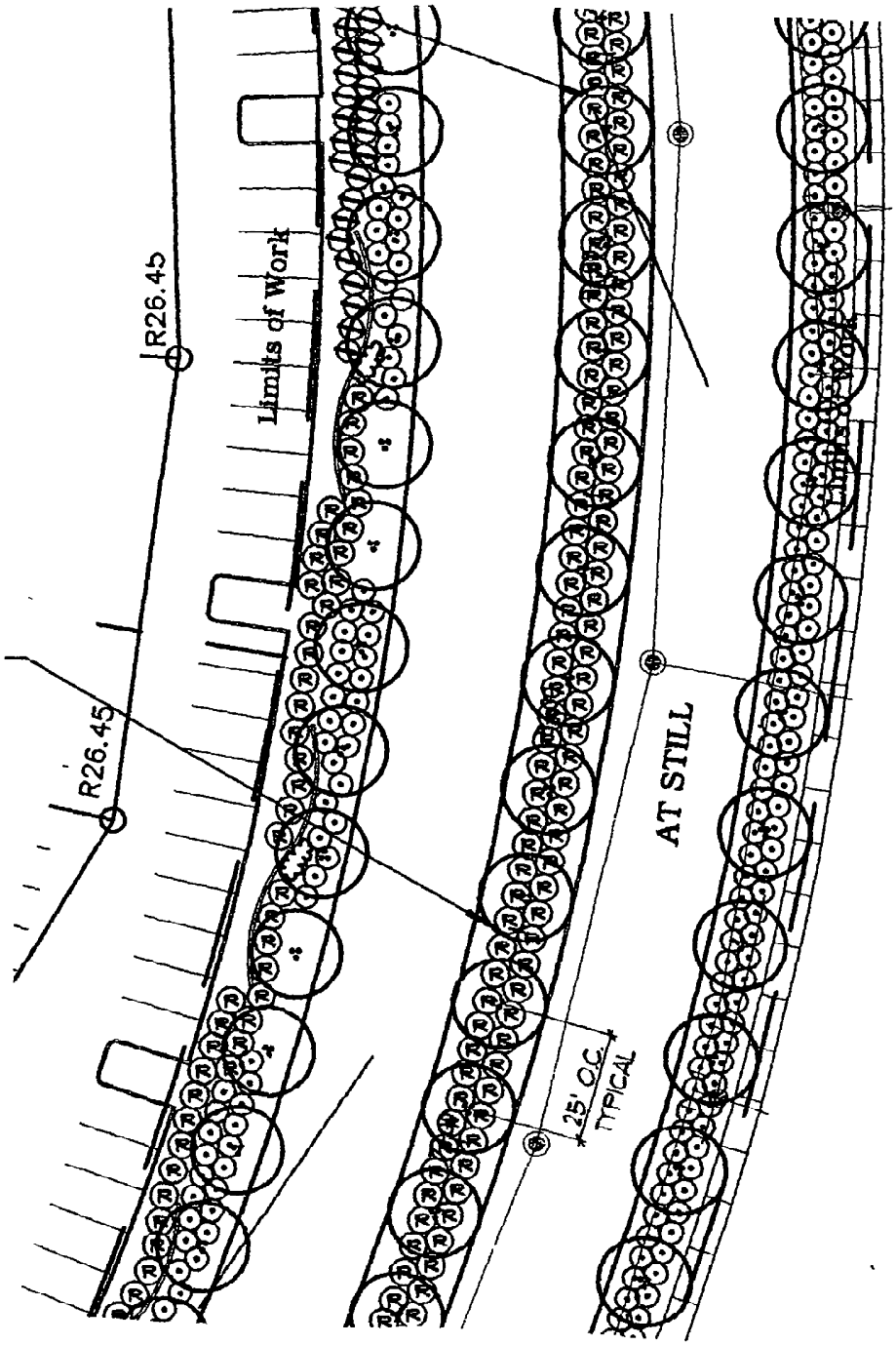
Streetscape design has been established by the existing improvements along South Sunview and A.T. Still Circle. These design guidelines shall require any new streetscape improvements to be consistent with those that exist.

Established Landscape Design.

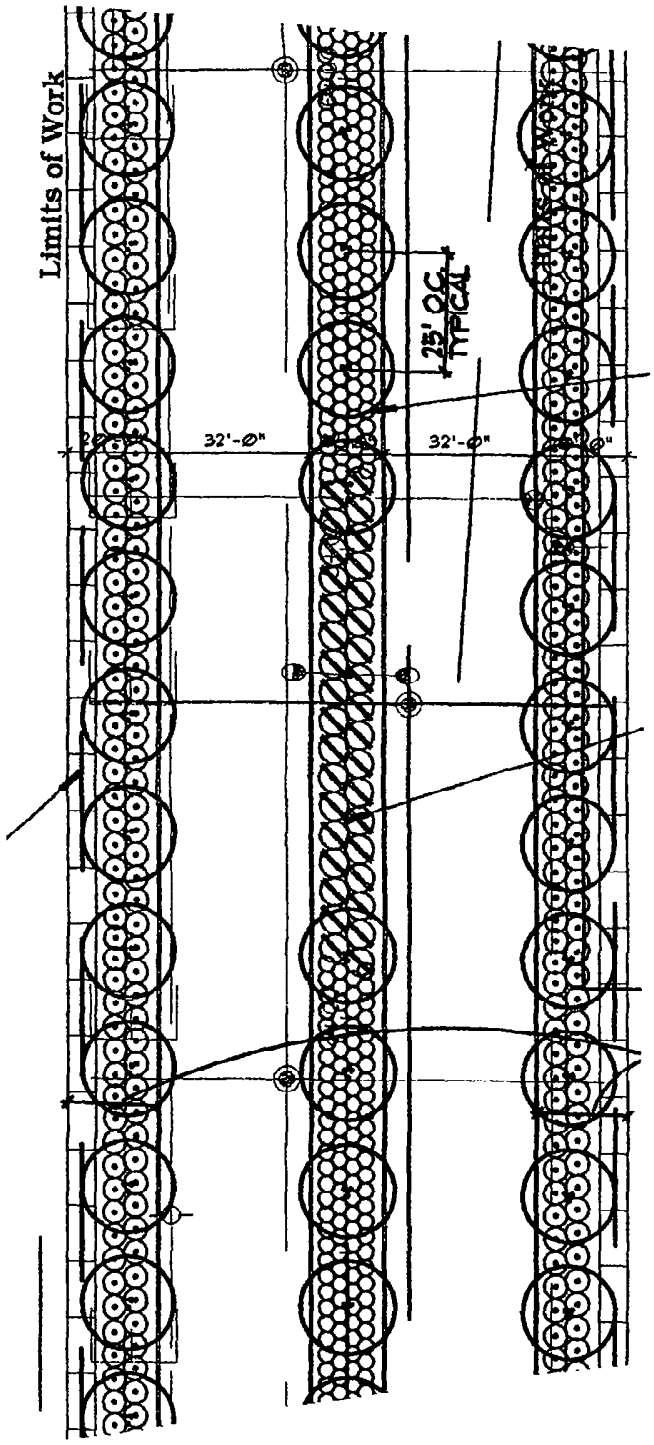
All new landscaping along Park interior drives will be consistent with the established landscape design exhibited by the following sketches.

plant legend

symbol	common name	botanical name
	trees/palms	
	PALO BREA	CERCIDIUM PRAECOX
	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA
	shrubs/groundcover	
	HEAVENLY CLOUD TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'HEAVENLY'
	B. KARST BOUGAINVILLEA	BOUGAINVILLEA
	RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA
R	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

ALTER

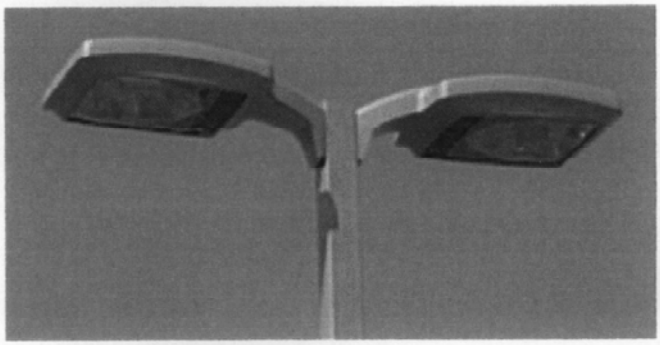
ALTER

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.

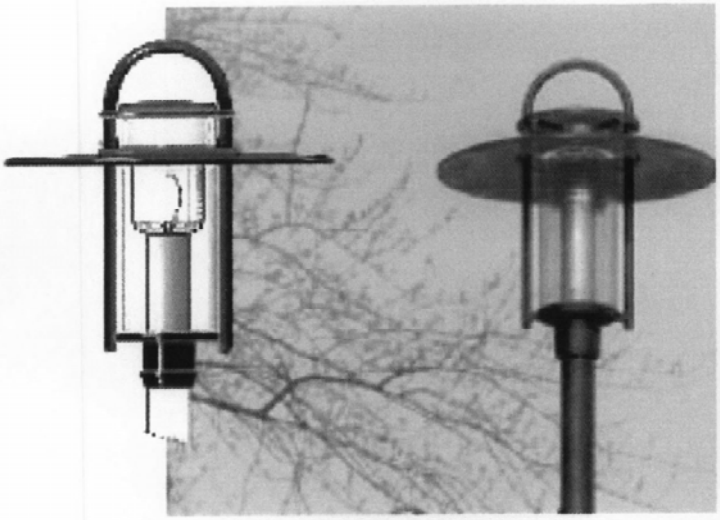
The Park standard light fixture for parking lot lighting shall be Gardco Lighting, Gullwing, Model No. G-18 (or equal) with gray-painted finish and square poles of 25'-0" in height. Light pole bases shall consist of standard gray concrete and shall be 2'-6" in diameter and 3'-0" in height. This fixture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



Pedestrian Walkways (Poles).

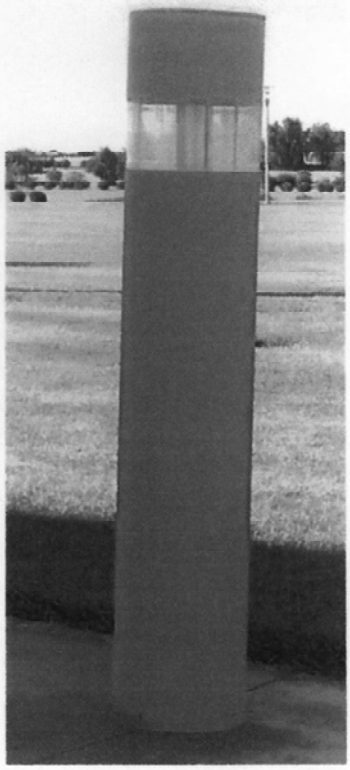
The Park standard light fixture for pedestrian walkway pole lighting shall be Saturn-1 (or equal) 12' in height, aluminum finish as manufactured by Se'Lux Corporation. Contact: R.C. Lurie Co. Inc. at

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



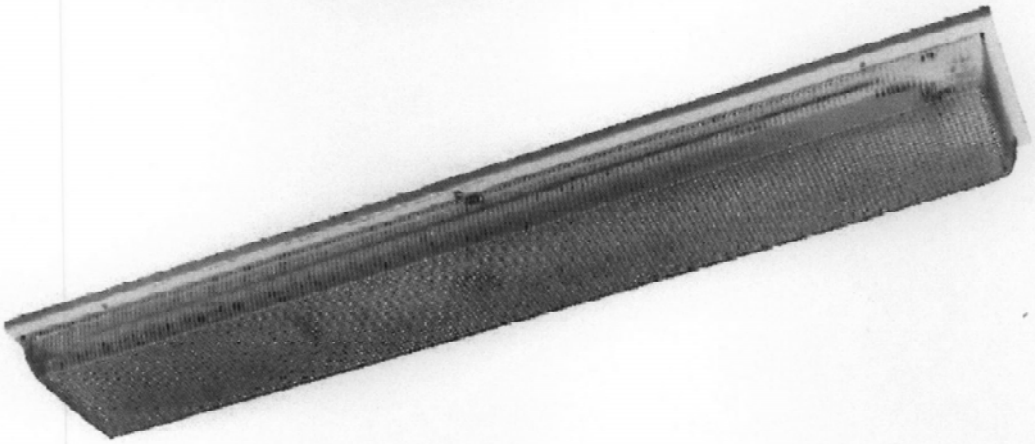
Pedestrian Walkways (Bollards).

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.



ALTER

Rebecca Gorton

From: Andrew Spurgin
Sent: Thursday, July 07, 2016 8:32 AM
To: Rebecca Gorton
Subject: FW: AT Still Neighborhood Meeting on 7/6/16

Rebecca, please include in the DR packet if possible. Thank you.

Andrew Spurgin, AICP
Development Services - Planning

From: Russell Kennedy [mailto:russell.kennedy2011@gmail.com]
Sent: Thursday, July 07, 2016 8:29 AM
To: Andrew Spurgin <Andrew.Spurgin@mesaaz.gov>
Subject: AT Still Neighborhood Meeting on 7/6/16

Andrew,

Yesterday several members of the Recker Community met with AT Still and Alter Group to discuss the revised details of the proposed parking garage structure. It was apparent that AT Still took the communities original concerns seriously and is striving to continue to be a good neighbor to the community.

There are still a few remaining items that were addressed again verbally that were agreed to by both parties that would need to be documented in some way officially, whether that be by drawings, narratives, conditions of approval, or some other more appropriate means.

Those items are:

- First and foremost is the most desirable case by the Recker Community to have the garage located elsewhere on the property further away from the street. This request was made again to the development team.
- The desire to have the open areas in the garage on the east side closed so as to more fully conceal the sound and light pollution that the garage will generate from the Recker Community. Additionally, and maybe more importantly, this would add to the security concerns of the community by restricting the vantage point of those on the upper levels of the garage.
    - The development team did not take issue with this request and appeared to be fully open and agreeable to making this correction. However they did mention that instruction was given by City of Mesa officials and PD that these are to remain open for security reasons (PD to see in). They did say that this was more related to the ground level. The Recker community is not concerned as much with the ground level and would be content with concealment of the those levels above ground level.
- The drawings still show the existing overhead power lines along Recker Rd. The development team again stated verbally that this was a mere oversight in drafting and that the power lines would be buried. The drawings further show low growth trees along Recker Rd. The trees along Recker need to be high growth trees to maximize the visual blockade and the power lines need to be buried. The development team took no issue with this, and agreed to have it documented in some way.
- The concern was raised that this increased traffic flow along Recker Rd would entice some users of the property to begin parking on Recker Rd and pass through the block wall to the complex. To date AT

Still has been a great neighbor and responsive to our needs, to include the few instances where their tenants have parked on Recker Rd, and having those cars removed. However the concern is still such that the Recker Community would like some sort of documentation that if this becomes an issue that steps will be taken to mitigate it. One of the potential mitigation steps would be to close the openings in the wall and increase the height of the wall.

Thank you again Andrew for all the help with this.

Russell Kennedy
480-577-8070

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.

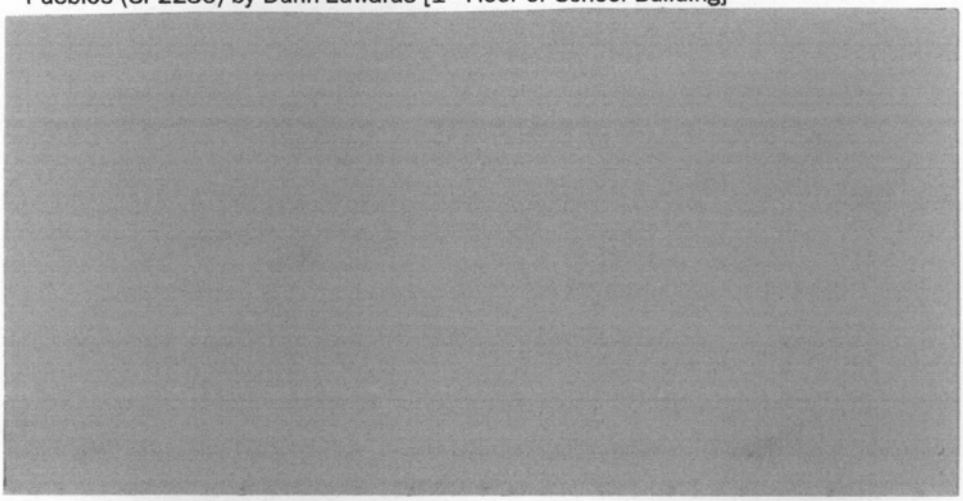
All exterior building materials used within the Park shall be specifically selected to compliment the School Building. The following materials are established as acceptable exterior materials.

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.

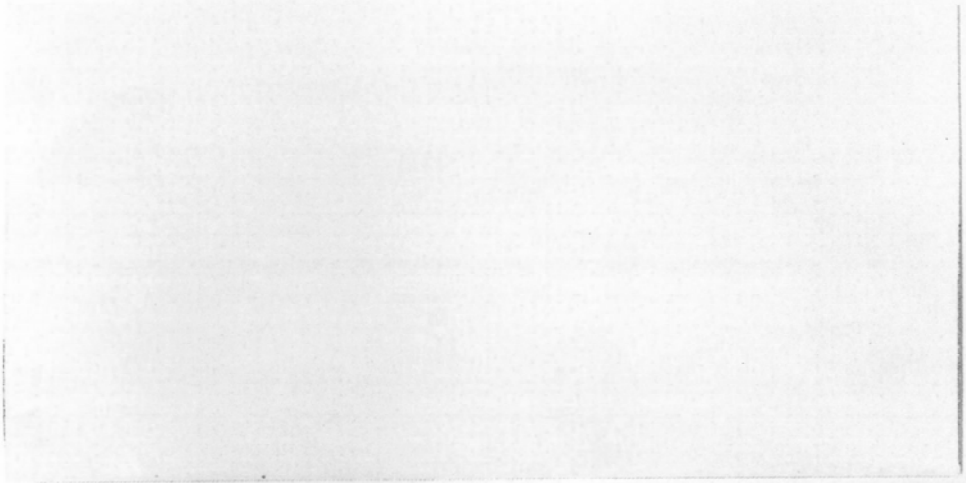
All exterior building colors shall be compatible with and compliment the exterior colors selected for the School Building. For reference, the following colors have been applied on the exterior façade of the School Building.

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

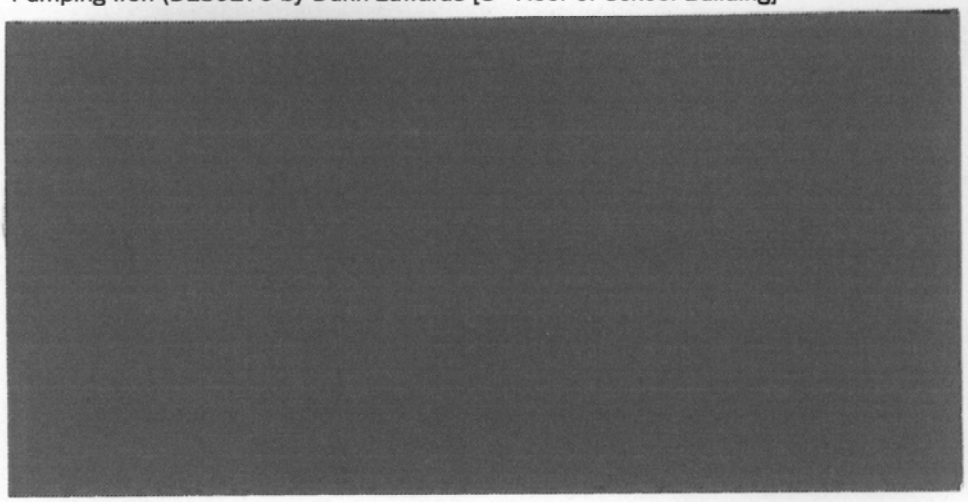


ALTER

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



c. Pumping Iron (DE30170 by Dunn-Edwards [3rd Floor of School Building]



ALTER

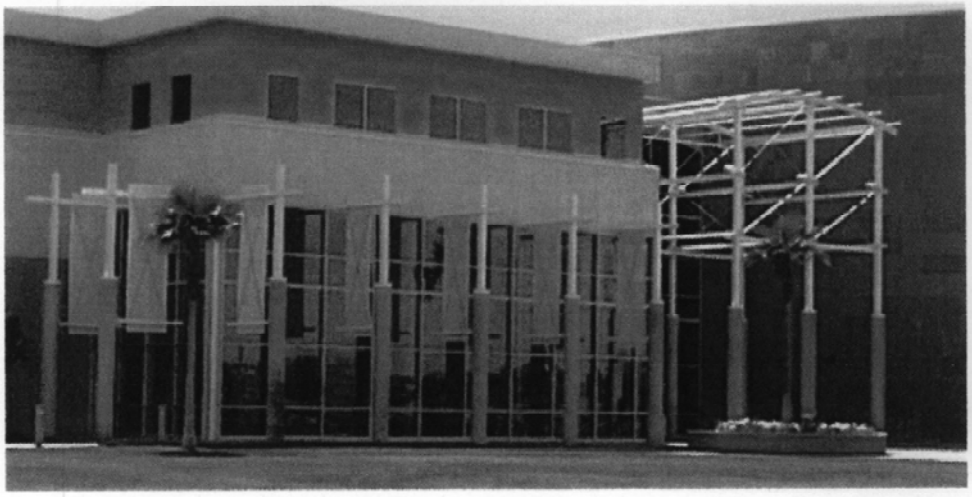
4.3 Articulation & Detailing

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

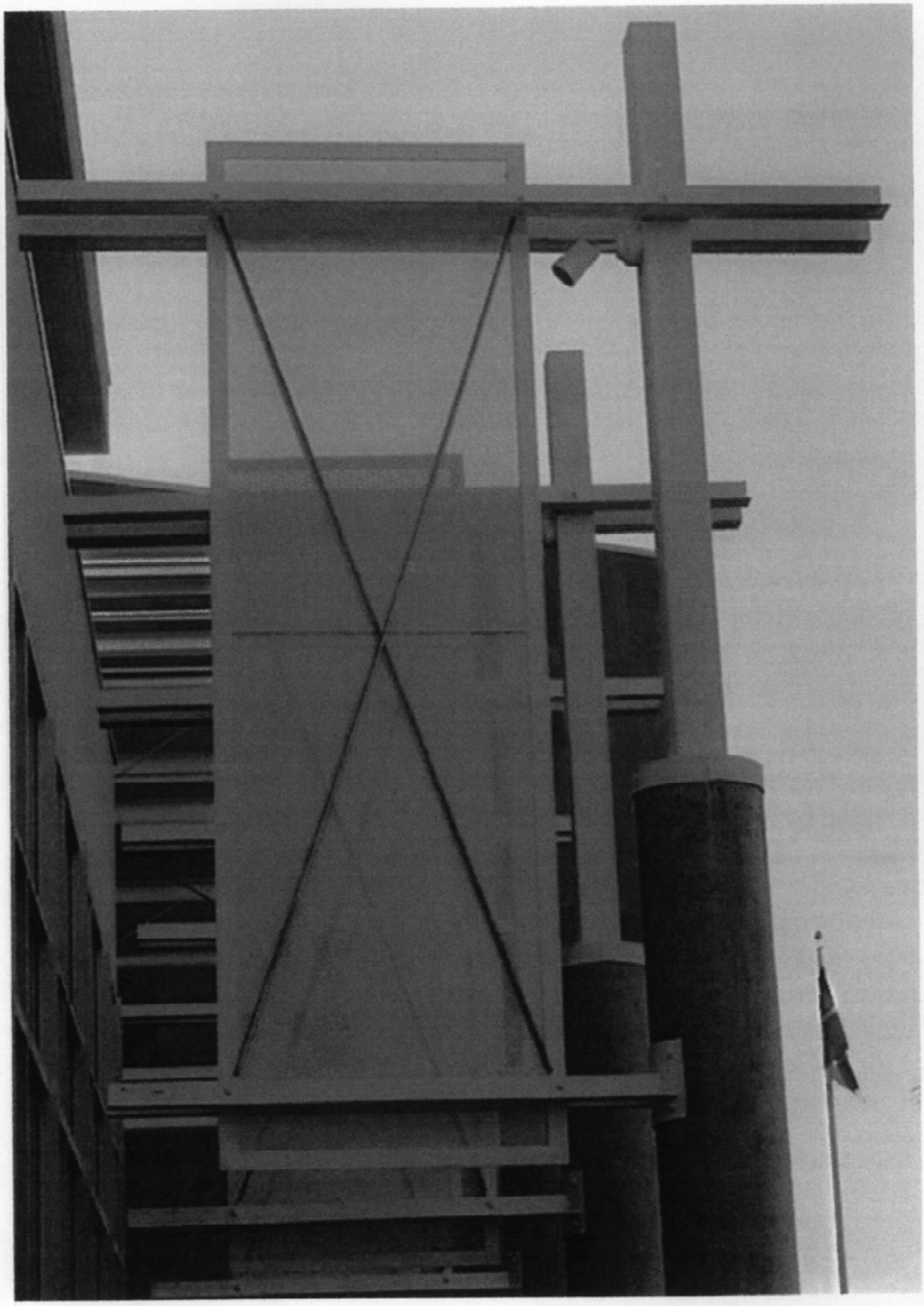
Articulation and Detailing.

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:

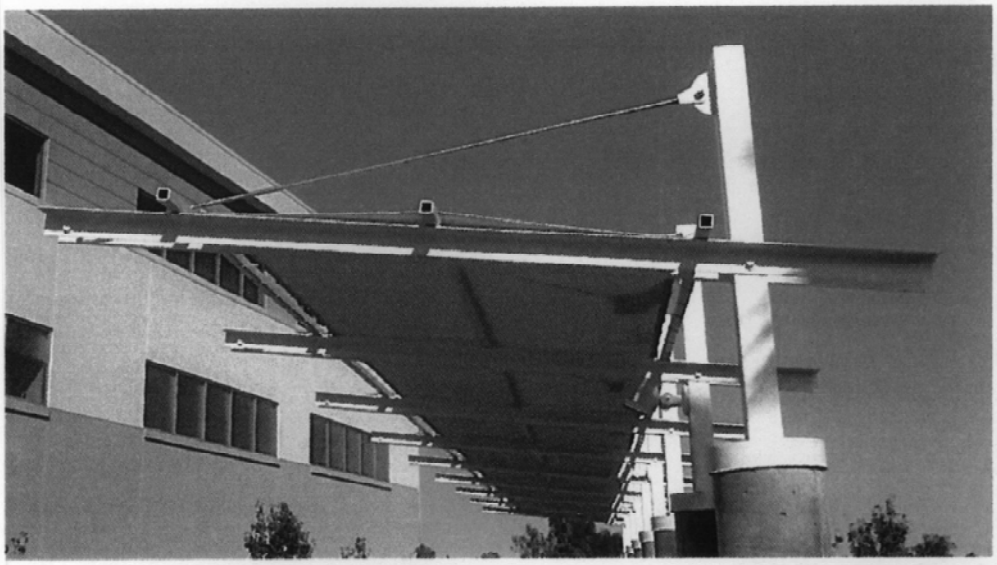
a. Painted, metal-lattice structures/building entry shade elements.



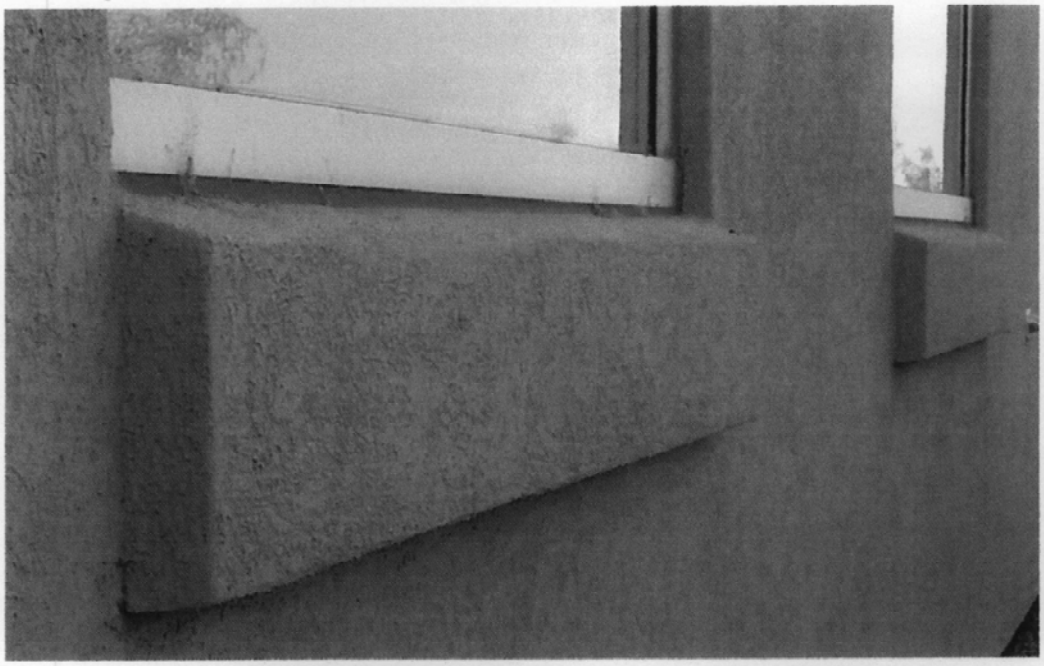
b. Painted, perforated metal panels.

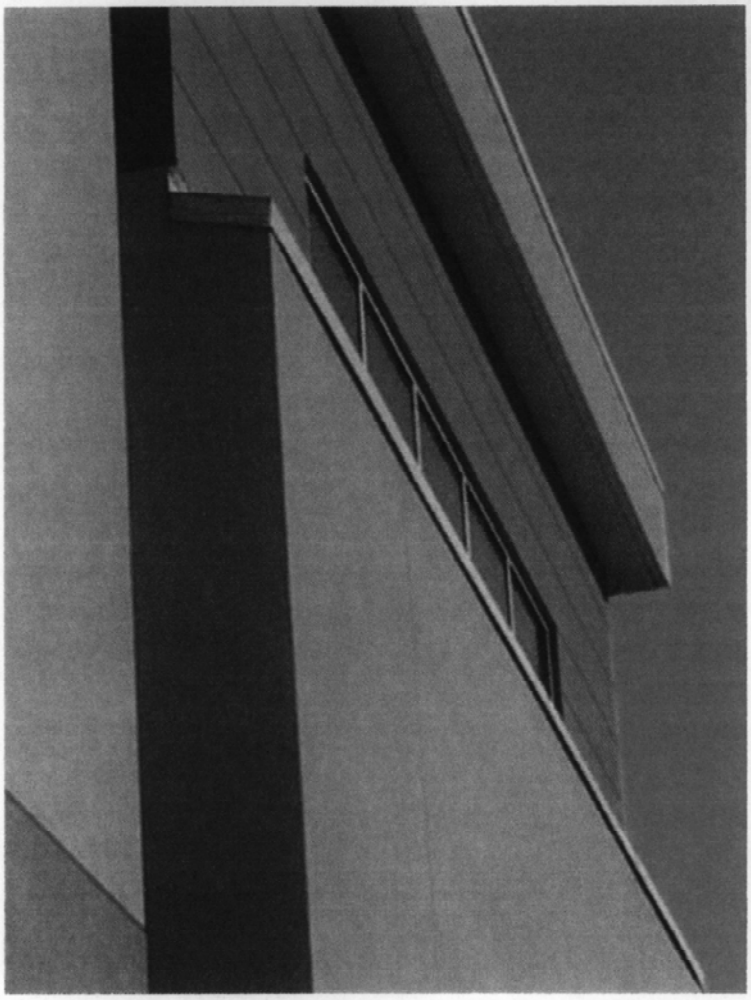


c. Canvas fabric elements.

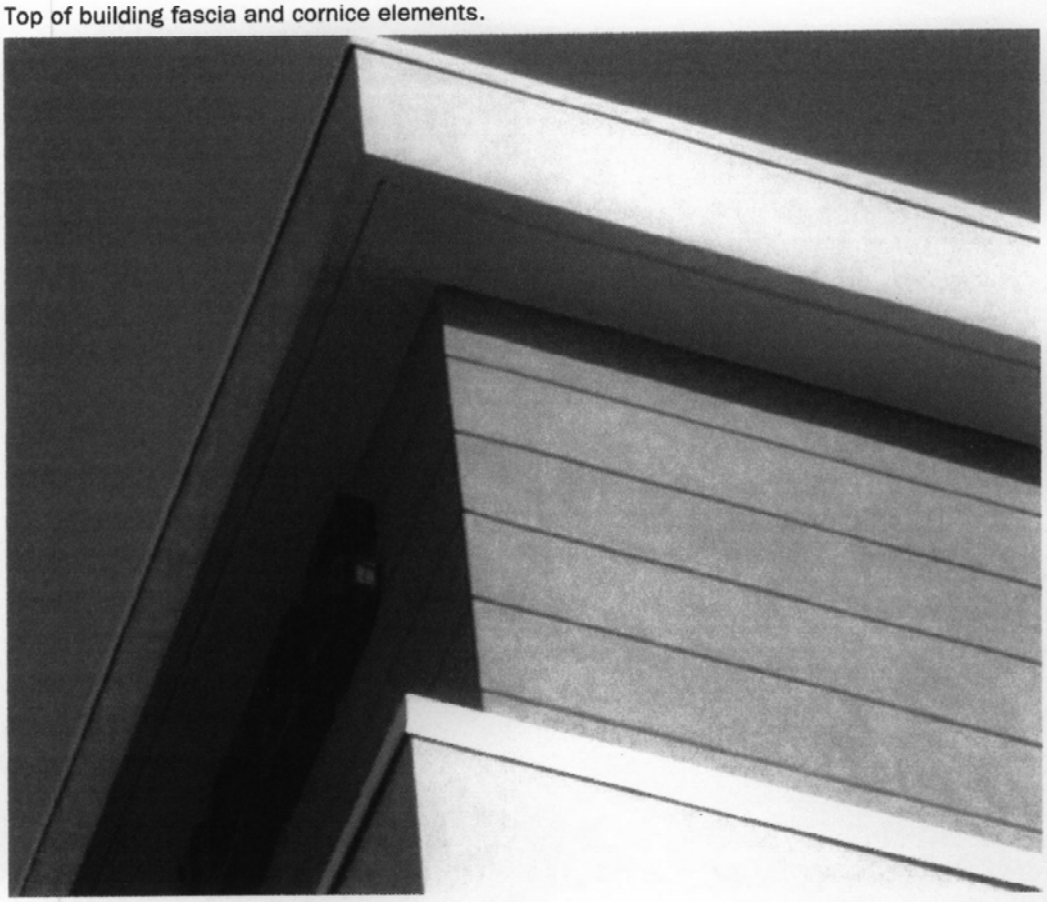


d. Protruding forms/accents at window sills and heads.

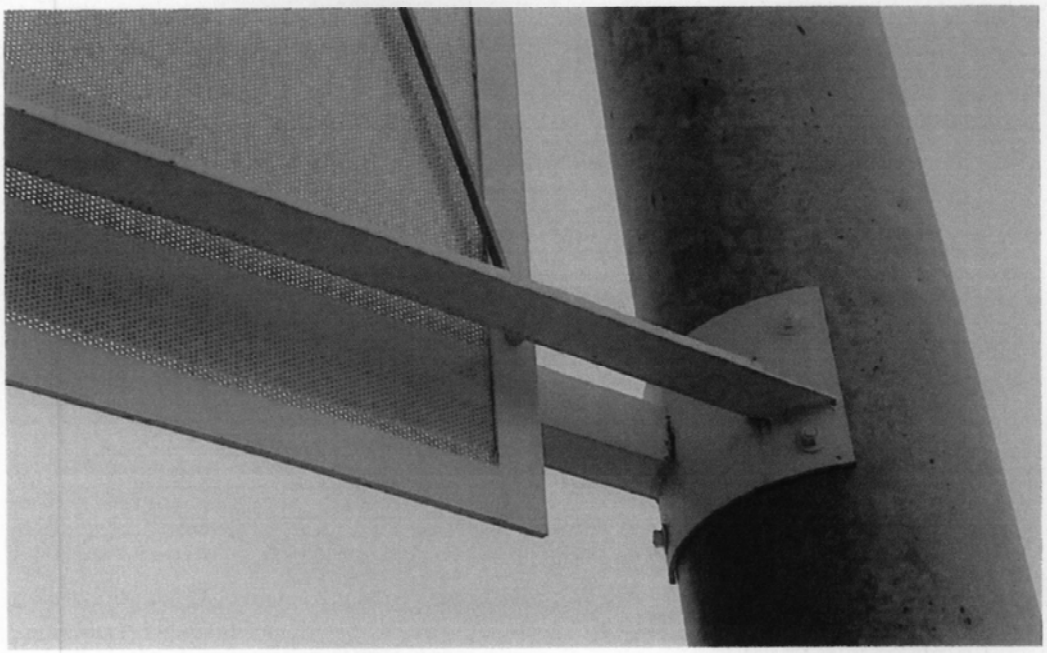




e. Top of building fascia and cornice elements.



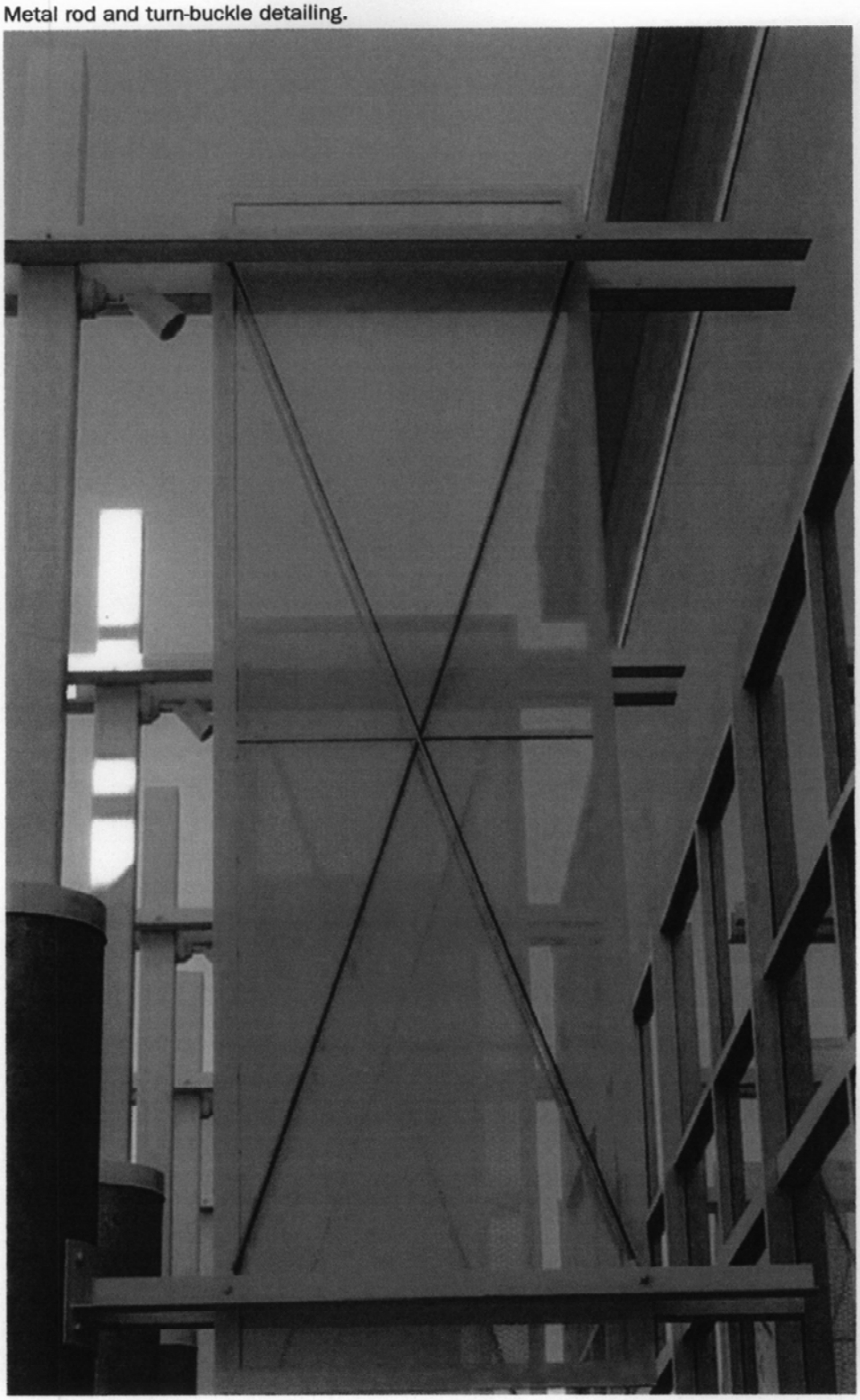
f. Colonnades of concrete columns with steel detailing.



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.

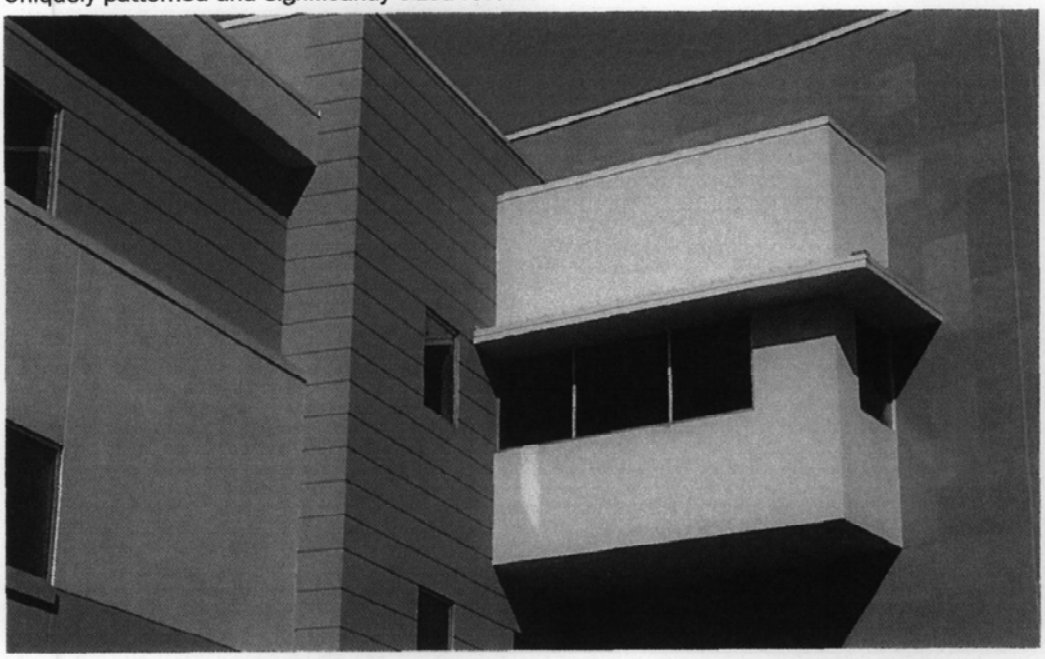
i. Metal rod and turn-buckle detailing.



j. Sandstone veneers and facings.

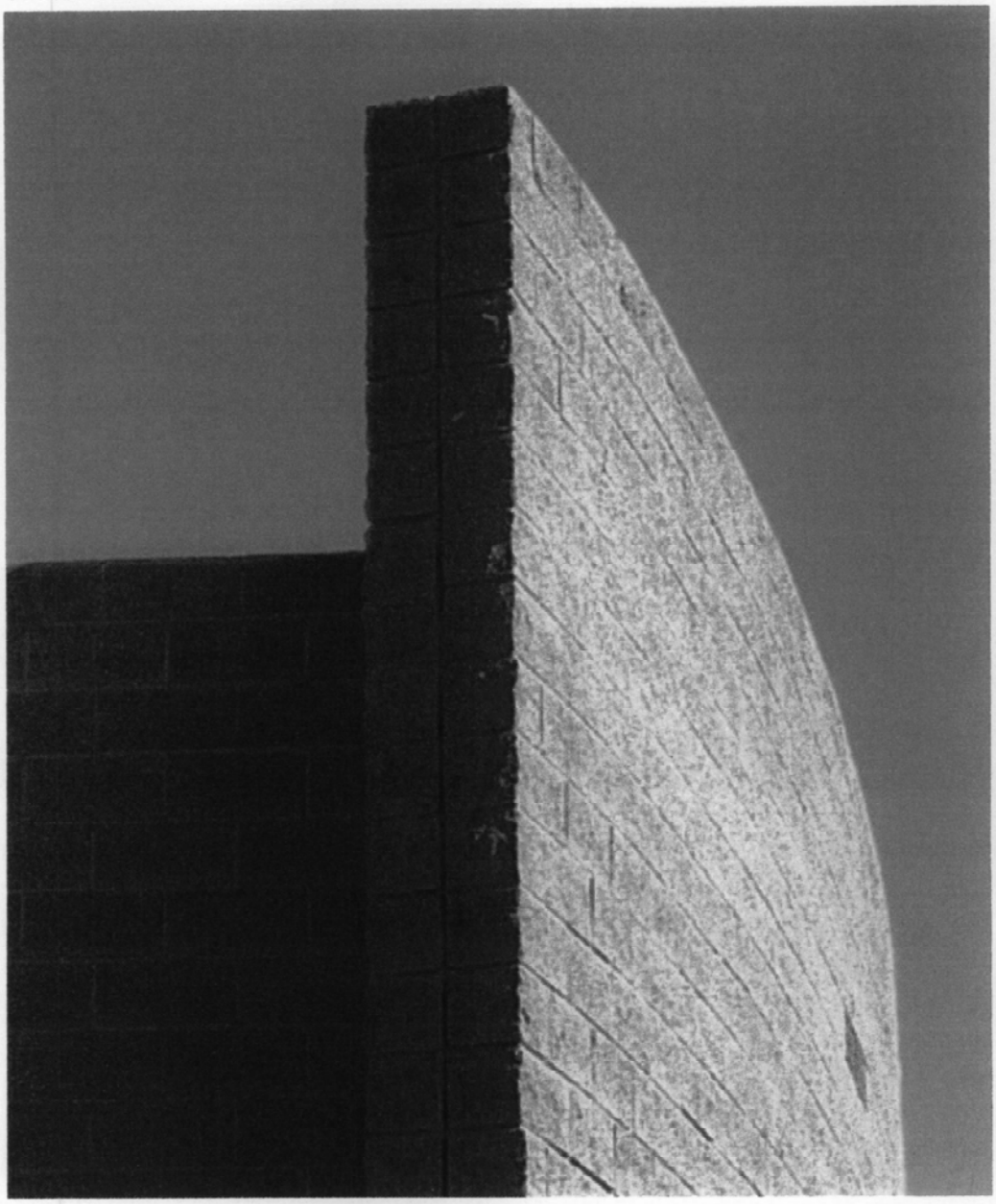
k. Vertical glass walls (especially at primary building entries).

l. Uniquely patterned and significantly sized reveals.

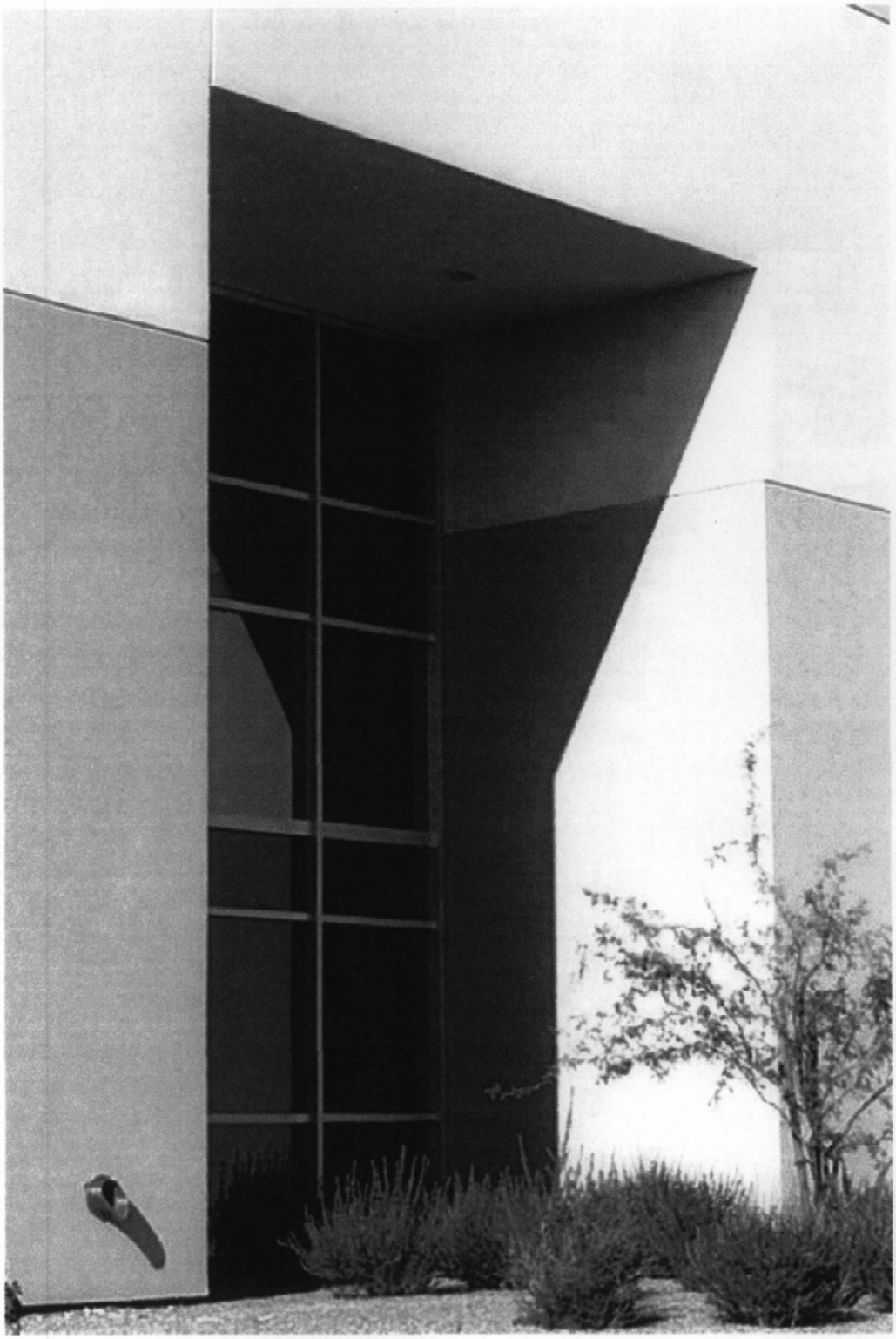


m. Varying dimension of glazing mullions.

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.

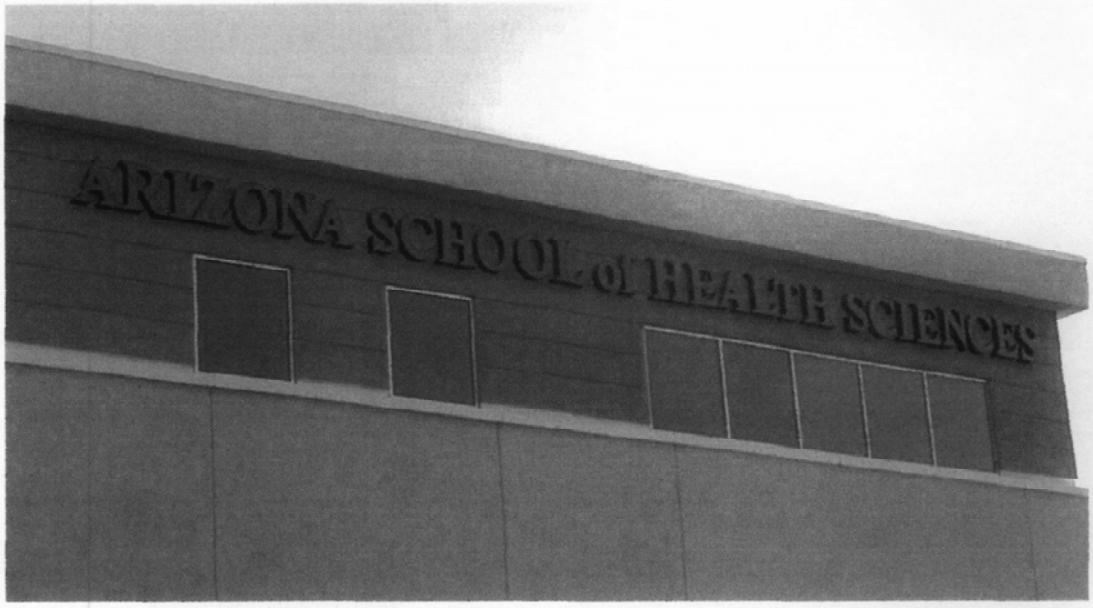
Monument Signs.

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.

ALTER

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.

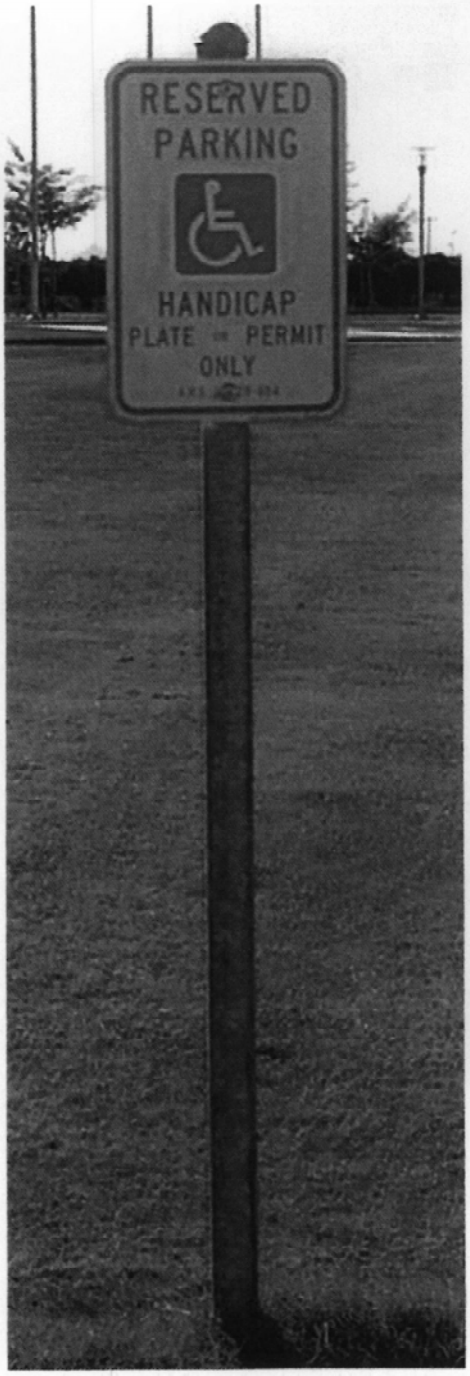


Exhibit A

0' 100' 200'

NORTH

ALTER

ARIZONA HEALTH & TECHNOLOGY PARK

BASELINE ROAD & SUPERSTITION FREEWAY AT RECKER ROAD

MESA, ARIZONA

03060

Butler Design Group

Site Plan

Exhibit B
Approved Plant Palette

Botanical Name	Common Name
TREES	
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
SHRUBS	
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

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

Rebecca Gorton

From: Andrew Spurgin
Sent: Thursday, July 07, 2016 8:32 AM
To: Rebecca Gorton
Subject: FW: AT Still Neighborhood Meeting on 7/6/16

Rebecca, please include in the DR packet if possible. Thank you.

Andrew Spurgin, AICP
Development Services - Planning

From: Russell Kennedy [mailto:russell.kennedy2011@gmail.com]
Sent: Thursday, July 07, 2016 8:29 AM
To: Andrew Spurgin <Andrew.Spurgin@mesaaz.gov>
Subject: AT Still Neighborhood Meeting on 7/6/16

Andrew,

Yesterday several members of the Recker Community met with AT Still and Alter Group to discuss the revised details of the proposed parking garage structure. It was apparent that AT Still took the communities original concerns seriously and is striving to continue to be a good neighbor to the community.

There are still a few remaining items that were addressed again verbally that were agreed to by both parties that would need to be documented in some way officially, whether that be by drawings, narratives, conditions of approval, or some other more appropriate means.

Those items are:

- First and foremost is the most desirable case by the Recker Community to have the garage located elsewhere on the property further away from the street. This request was made again to the development team.
- The desire to have the open areas in the garage on the east side closed so as to more fully conceal the sound and light pollution that the garage will generate from the Recker Community. Additionally, and maybe more importantly, this would add to the security concerns of the community by restricting the vantage point of those on the upper levels of the garage.
    - The development team did not take issue with this request and appeared to be fully open and agreeable to making this correction. However they did mention that instruction was given by City of Mesa officials and PD that these are to remain open for security reasons (PD to see in). They did say that this was more related to the ground level. The Recker community is not concerned as much with the ground level and would be content with concealment of the those levels above ground level.
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Thank you again Andrew for all the help with this.

Russell Kennedy
480-577-8070