Mountain Park Health Center Tempe
Tempe, Arizona

SQ FT
~30,000 BGSF

OWNER/AFFILIATION
Mountain Park Health Center

ARCHITECT(S)
Smithgroup

COMPLETION DATE
September, 2017

Case Study Format Developed By:
AIA Academy of Architecture for Health | Research Initiatives Committee

ABOUT | DESIGN INTENTIONS

Mountain Park Health Center’s (MPHC) mission is to enrich lives by bringing accessible and affordable healthcare to underserved communities. They have a unique ability to go beyond the exam room, becoming a local support system and community builder. MPHC finds locations where services are needed, redeveloping existing, under-utilized real estate to provide quality healthcare and promote wellness. This approach brings not only needed service, but the adaptive re-use helps to revitalize the site with a vibrant new campus filled with amenities beyond exam rooms.

EXTERIOR SEATING SPACE

SITE MAP

COMMUNITY ORCHARD

EXISTING STRUCTURE

LOBBY ADDITION

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Site Transformation

The site was transformed into a community asset with the addition of natural desert landscape, walking paths with exercise nodes, a tree nursery and orchard, play areas, and a grassy retention basin that doubles as a community gathering area. These community amenities are available to the public, even when the clinic is not open.

The existing building sat far from streets of adjacent intersections and the site did not promote pedestrian use. The solution added bold colors and patterns to draw attention to the new clinic and invite pedestrians into the campus. A walking path connects the site to both major roadways and public transportation to ease access for patients as well as provide a safe area for respite and exercise.

Adaptive Re-Use

The existing 30,000 sf building had seen life as a lumber yard and most recently a boat dealership. The building was of concrete tilt construction, with minimal windows and no community connections. The site was largely asphalt and concrete with minimal landscape and non-porous surfaces. The design opened up the facades and added a shaded glass entry element to bring in natural light.

The concrete shell was skinned with an Exterior Insulated Finish System to dramatically increase building energy performance.

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“Mountain Park Health Care’s vision of care is holistic. It goes beyond a comprehensive care team to how the facility becomes an asset to the community.”

Asset to the Community
The communities that they provide care for often lack amenities that will improve the health and well-being of their members. Mountain Park looks to bridge that gap with areas of exercise and recreation on campus as well as gathering rooms for communities to use as they need. Walking trails have exercise nodes and shaded areas for respite.

RECREATION SPACE

WAITING AREA/LOBBY

WALKING TRAIL

Activity Node

Community Spaces

Inside the clinic, open spaces are defined by vibrant colors while bold graphics serve as a universal wayfinding device for a culturally diverse population. Also, Solatubes were used inside the clinic to bring in natural light to the care team areas.

The community rooms are filled with natural light, color, and design helping promote a sense of worth and value to members.

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GROUND LEVEL:

TRAVEL DISTANCE ANALYSIS

▶ Exam Rooms (125sf)
▶ Provider Suite (227sf)

1. Lobby/Waiting
2. Exam Room
3. Training
4. Open Office/Care Team
5. Staff Lounge
6. Admin

DEPARTMENTAL GROSS SQUARE FOOT

<table>
<thead>
<tr>
<th>Departmental Area</th>
<th>NSF</th>
<th>GSF</th>
<th>Multiplier</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clinical/Staff Support</td>
<td>8152 SF</td>
<td>11358 SF</td>
<td>1.42</td>
</tr>
<tr>
<td>Clinical</td>
<td>1461 SF</td>
<td>2094 SF</td>
<td>1.46</td>
</tr>
<tr>
<td>Building Support</td>
<td>1692 SF</td>
<td>2364 SF</td>
<td>1.40</td>
</tr>
<tr>
<td>Waiting</td>
<td>5020 SF</td>
<td>6564 SF</td>
<td>1.31</td>
</tr>
<tr>
<td>Office</td>
<td>3410 SF</td>
<td>4503 SF</td>
<td>1.33</td>
</tr>
<tr>
<td>Total Floor Square Footage</td>
<td>24,806 SF</td>
<td>33,375 SF</td>
<td>1.35</td>
</tr>
</tbody>
</table>

Note: "Departmental Square footages take off based on Analysis of Departmental Areas in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014"
Innovative Clinical Module

The innovative clinical module is designed as an on-stage/off-stage model with a concourse area which allows more communication and team interaction during care delivery. There are no private offices, but rather collaborative work rooms for each care team, with small pods for private phone calls or work.

Targeting an increase in employee performance and engagement, the design team collaborated with staff to design a kitchen/lounge, patio, and small social zones offering unique opportunities for reprieves. By supporting collaboration and staff well-being, the quality of care is improved. Inside the clinic, open spaces are defined by color: yellow, blue, and green. Bold graphics serve as a universal wayfinding device for a culturally diverse population.

Exam rooms have sliding glass doors and are 30% larger than standard to accommodate families, which improves care and education opportunities, thus creating better outcomes.

PROJECT SUMMARY:

Project: Mountain Park Health Center Tempe
Project location: Tempe, Arizona
Owner/Client: Mountain Park Health Center
Architect: Smithgroup
Structural engineer: PK Associates
MEP engineer: Smithgroup Engineer
Construction cost: $11,555,000
Building area GSF: 30,000
Cost per square foot: $250
Construction start date: September, 2016
Substantial completion date: September, 2017

JURY COMMENTS

▶ It’s great to see adaptive re-use of a big box, and they brought natural light deeper into the building than similar retrofits.
▶ Inside, the building is vibrant and active, promoting the client’s goal of wellness. The interiors remind us of a workspace, and you almost forget you are in a health care environment.
▶ This friendly building is elegant in its simplicity and use of local materials like the glazed masonry block.
▶ The unique solar canopy provides shading and recalls the surrounding tree land; it’s a nice touch of biomimicry.
▶ In this community, patients often travel with their extended families and the team planned for a waiting area to accommodate this. We also liked how the recovery area transitions into the waiting area.
▶ The organization of the building also allows for a lot of natural ventilation, and the juxtaposition of the parts is very well articulated.