

# 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



EXTERIOR SEATING SPACE



LOBBY ENTRANCE



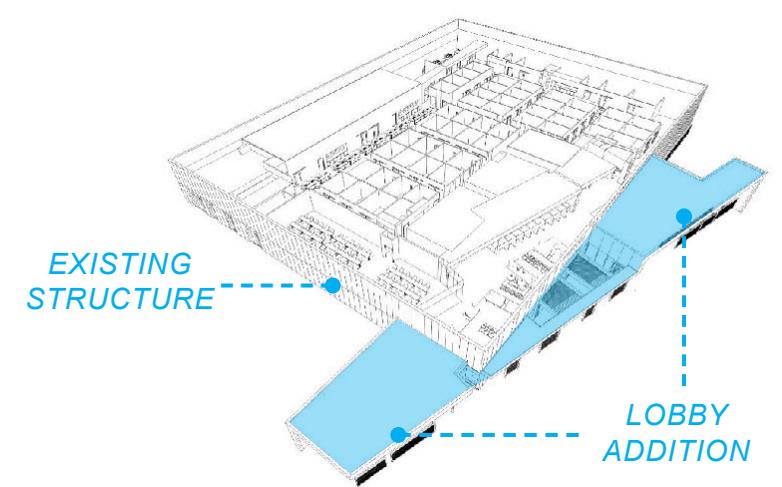
LOBBY EXTERIOR



SITE MAP

## 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 find 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.**



EXISTING  
STRUCTURE

LOBBY  
ADDITION



COMMUNITY ORCHARD

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## 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.**



RENOVATED EXTERIOR



ORIGINAL EXTERIOR

## SITE PLAN



## 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.**

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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**.



WALKING TRAIL



RECREATION SPACE



ACTIVITY NODE



WAITING AREA/LOBBY

## 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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## DEPARTMENT PLAN KEY :

- Clinical/Staff Support
- Clinical
- Building Support
- Waiting
- Office
- Circulation

## DEPARTMENTAL GROSS SQUARE FOOT

	NSF	GSF	Multiplier
Clinical/Staff Support	8781 SF	11585 SF	1.32
Clinical	5891 SF	8619 SF	1.46
Building Support	1692 SF	2094 SF	1.24
Waiting	5032 SF	5254 SF	1.05
Office	3410 SF	3663 SF	1.07
<b>Total Floor Square Footage</b>	<b>24,806 SF</b>	<b>31,215 SF</b>	<b>1.26</b>

*Note: "Departmental Square footages take-off based on 'Analysis of Departmental Area in Contemporary Hospitals calculation methodologies & Design Factors Report, 2014*

## GROUND LEVEL:



## TRAVEL DISTANCE ANALYSIS



## KEY SPACES:

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

## TYPICAL ROOM AREAS

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

## TRAVEL DISTANCE ANALYSIS

- Patient 93ft - 239ft
- Staff 55ft - 253ft

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## 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 respite**. By supporting **collaboration and staff well-being, the quality of care is improved**. Inside the clinic, **open spaces are defined by vibrant colors** while **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  
 General contractor: Concord General Contracting  
 MEP engineer: Smithgroup Engineer  
 Construction cost: \$7,500,000  
 Building area GSF: 30,000  
 Cost per square foot: \$250  
 Construction start date: September, 2016  
 Substantial completion date: September, 2017



CARE TEAM SPACE



CENTRAL WAITING/CHECK-IN

## AIA/AAH DESIGN AWARD WINNER

**Category:** Innovations in Planning and Design Research, Built and Unbuilt

### 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 parti is very well articulated.



STAFF BREAKOUT SPACE



CHECK-IN COUNTER



DYNAMIC SIGNAGE



EXAM ROOM CORRIDOR