



**April 18, 2022**

Town of Oro Valley  
Development & Infrastructure Services Department  
11000 N. La Canada Drive, Oro Valley, AZ 85737

## **TABLE OF CONTENTS**

RE:     **Application # 2200689**  
          Conceptual Architecture Package – **1<sup>st</sup> Resubmittal**  
          Urgent Care/Medical Office Building @ San Dorado, Pad E  
          10568 N. Oracle Road  
          Oro Valley, AZ 85737

1. Completed General Application.
2. Narrative describing how architectural Design Principles and Design Standards have been met.
3. **Revised Colored elevations – 4 sides. Includes color and materials palette.**
  - a. **Also included initial Colored elevations with TOV review comments and Highton Company comments.**
4. Colorized 3-Dimensional rendering.
5. San Dorado contextual images.
6. **Revised Proposed Site Plan.**
7. **Revised Proposed Floor Plan.**
8. Building and Site sections.
9. Photographic images of adjacent properties, **revised to include a 2<sup>nd</sup> sheet with additional images from other nearby commercial developments.**
10. Revised San Dorado Parking Analysis.

Thank you.

Respectfully,

Gary Highton, RA, CPA, LEED AP  
Highton Company, LLC  
gary@hightoncompany.com



Town of Oro Valley  
Community and Economic Development Department  
Planning Division  
520.229.4800 | [planning@orovalleyaz.gov](mailto:planning@orovalleyaz.gov)  
**General Application**

APPLICATION TYPE:

Conceptual Architecture

Office Use Only

Case No \_\_\_\_\_

Property Address	10568 N. Oracle Road, Oro Valley, AZ 85737		
Parcel Number(s)	220-09-1100		
Lot Number(s)	Lot 2/Pad E		
Subdivision/Commercial Center	Oro Valley Town Centre		
Acreage/Size of Lot	45,674 SF		
Applicant Name	Meridian Property Ventures, LLC		
Business Name	Meridian		
Applicant Role	Developer and Future Owner		
Mailing Address	2121 N. California, Suite 290, Walnut Creek, CA 94596		
Phone	510-701-4353, Indrajit Obeysekere; 510-332-3888, Mike Conn		
E-mail	iobeysekere@mpcca.com; mconn@mpcca.com		
Property Owner (if different from Applicant)	KDC San Dorado Retail, LLC		
Business Name	Kitchell Development Company		
Mailing Address	1707 East Highland Avenue, Phoenix AZ 85016, attn: Rob Schramm		
Phone	602-390-3176		
E-mail	RSchramm@kitchell.com		
Briefly describe project: +/- 6,800 SF medical office building on San Dorado Pad E to house an Urgent Care suite and a Primary Care suite.			
Signature			
Date	3-15-22		



March 18, 2022

Town of Oro Valley  
Development & Infrastructure Services Department  
11000 N. La Canada Drive, Oro Valley, AZ 85737

RE: **Project Narrative – Urgent Care/Medical Office Building @ San Dorado, Pad E**  
10568 N. Oracle Road  
Oro Valley, AZ 85737

Town of Oro Valley,

**Architectural Design Context:**

The building elevations offer multi-dimensional planes, a variety of massings and canopy structures, and are articulated through the use of different colors, textures and materials. Variations in roof lines add visual interest, while keeping rooftop mechanical units fully concealed. A recessed main entry offers an inviting, covered environment, with landscaped features for plaza pedestrians and patients alike. Fenestration is incorporated judiciously to bath interior open areas in light while allowing privacy where needed for optimal patient care.

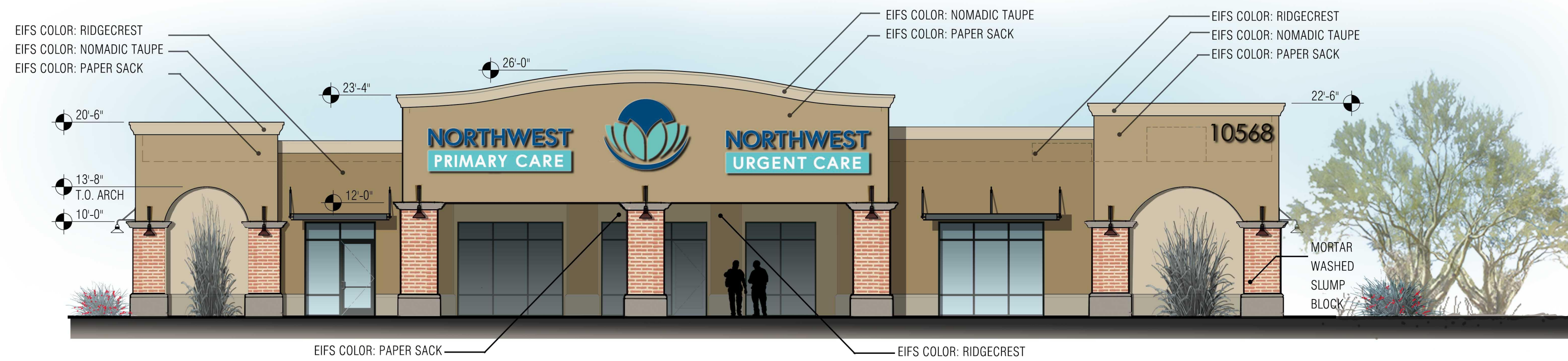
**Contextual Design:**

This building will join the other contemporary structures within San Dorado, combining desert-hued stucco planes, mortar washed adobe slump block columns and pre-cast concrete details to create an energy efficient envelope. The main entry façade provides a curved parapet return and enriched paving at pedestrian nodes and around the building are intended to express the San Dorado vernacular. Care has been taken to preserve as much existing vegetation as possible and new native Sonoran Desert species enhance the visual character and accentuate building entrances and amenities.

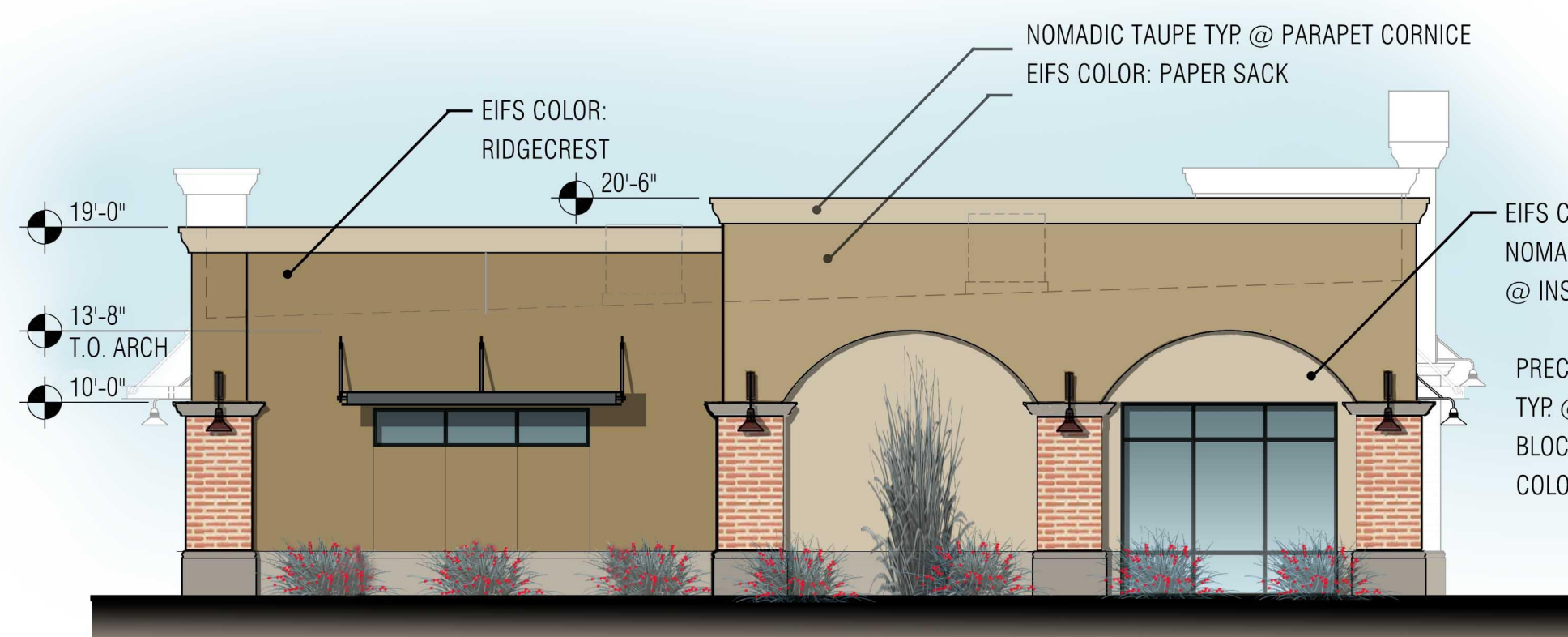
Respectfully,

Gary Highton, RA, CPA, LEED AP  
Highton Company, LLC  
gary@hightoncompany.com





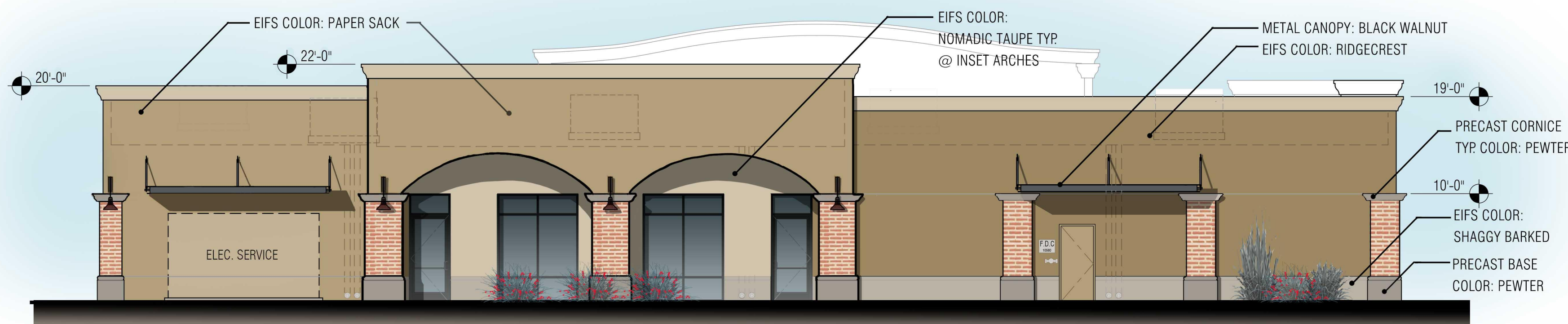
**A** ORACLE ELEVATION (WEST)  
1/8" = 1'-0"



**B** NORTH ELEVATION  
1/8" = 1'-0"

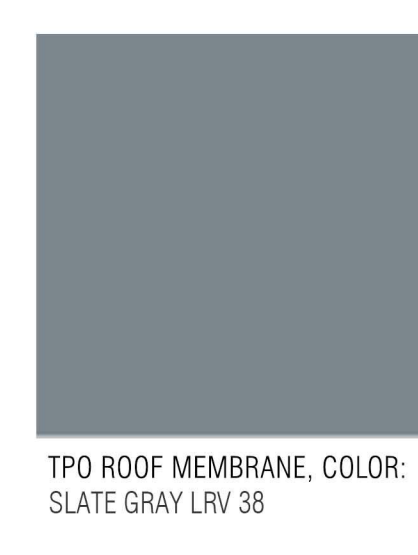
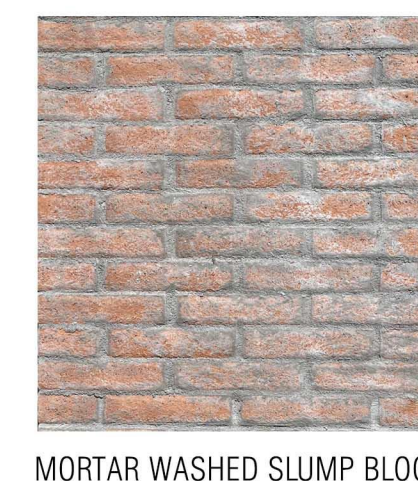
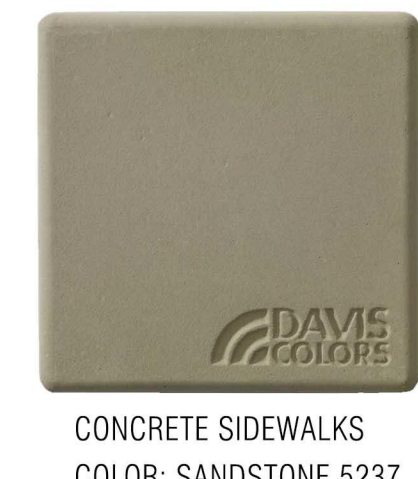


**C** SOUTH ELEVATION  
1/8" = 1'-0"



**D** EAST ELEVATION  
1/8" = 1'-0"

**BUILDING & SITE FINISHES:**



METAL CANOPY DESIGN



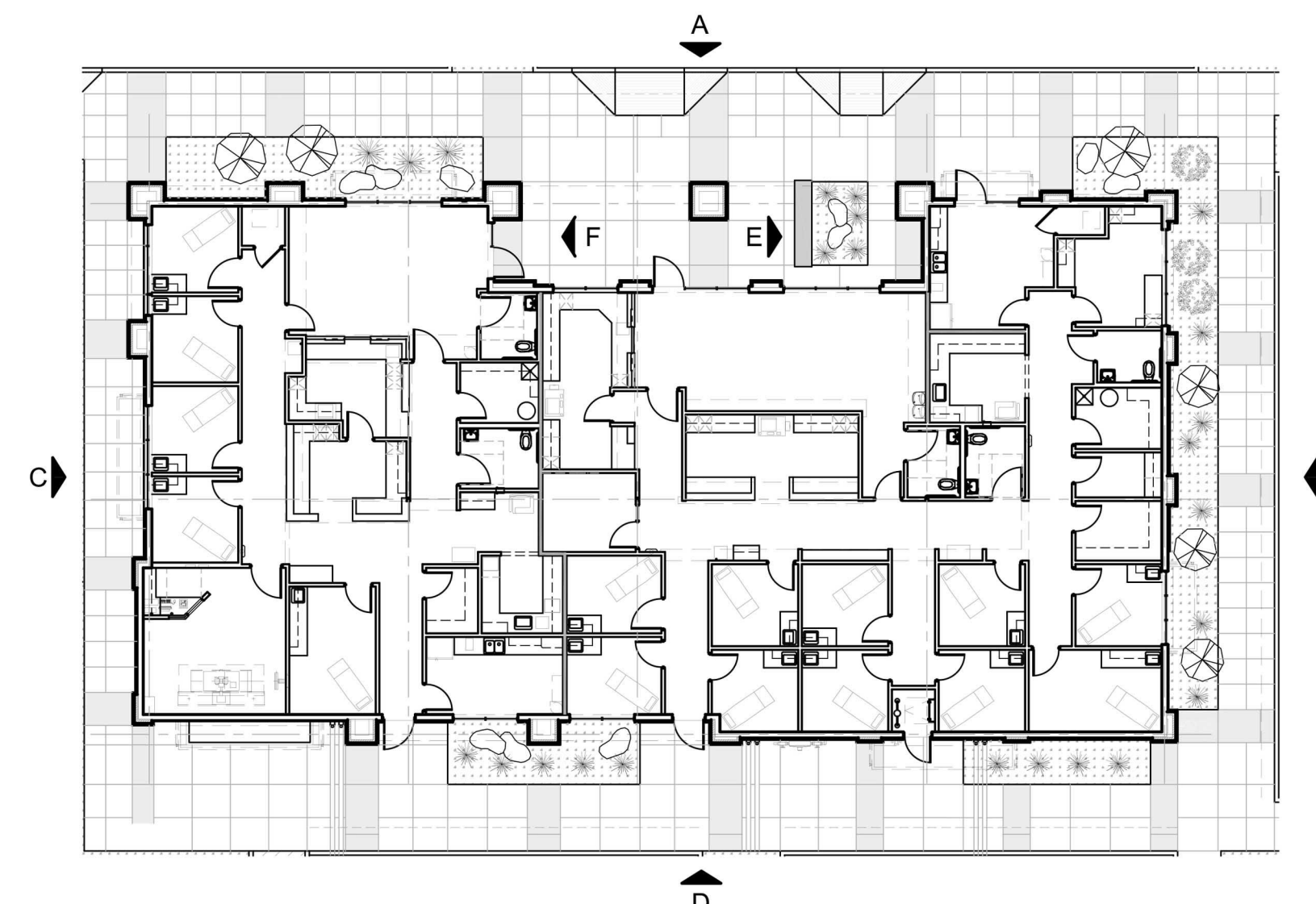
PRECAST BASE  
& E.I.F.S. BASE



PRECAST BASE & COLORED  
CONCRETE SIDEWALK ACCENT



WALL SCONCE DESIGN



155 East Rudestil Road  
Building 2  
Tucson, Arizona 85704  
Telephone: 520.407.1344  
www.hightoncompany.com

H I G H T O N  
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Commercial Architectural Services

TOWN OF ORO VALLEY  
CONCEPTUAL  
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MEDICAL OFFICE  
BUILDING  
@ SAN DORADO, PAD E  
10568 N. ORACLE ROAD  
ORO VALLEY, AZ 85737

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COLORED  
ELEVATIONS  
& BUILDING  
FINISHES

REVISED PER TOV COMMENTS  
4.12.22



Downspouts must be internalized or architecturally integrated into the building and roof access must be internal. Please explain or show how these requirements have been met.

How will mechanical equipment be screened? Will it be roof mounted and fully screened by parapets?

In a re-submittal, in addition to those within the center, please include photos of nearby commercial development in adjacent shopping centers.

ROOF DRAINAGE IS ALL TO THE EAST (BACK) SIDE OF THE BUILDING. SEE EAST ELEVATION FOR RAIN WATER LEADER LINES (DASHED). ROOF ACCESS SHALL BE INTERNAL, THROUGH THE FIRE RISER ROOM. SEE PASTED IN IMAGE FROM ROOF PLAN.

MECHANICAL UNITS WILL BE FULLY SCREENED BY PARAPETS

PLEASE SEE SECOND PAGE OF REVISED ADJACENT BUILDINGS FILE

Please verify that building heights are measured from finished grade.

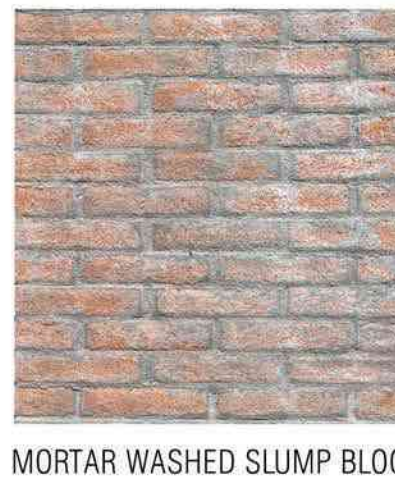
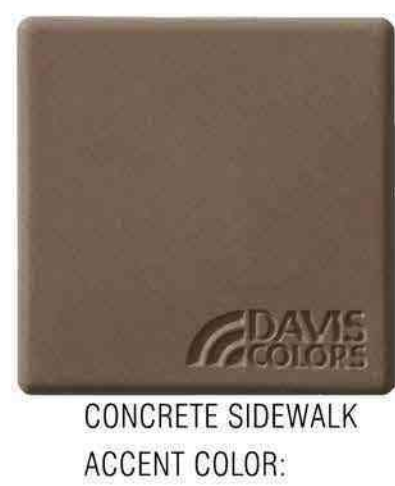
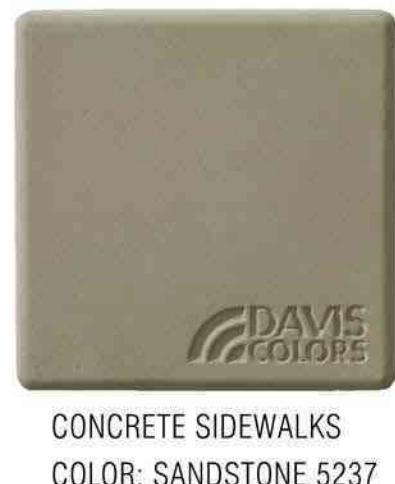
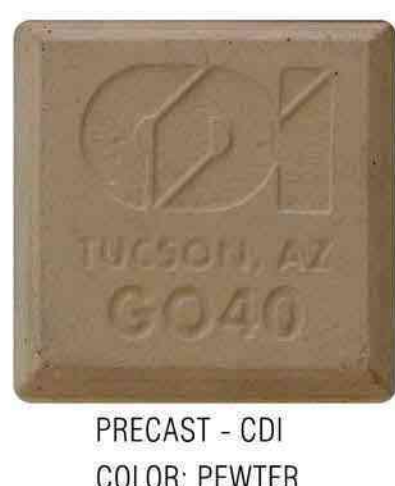
Please note that all signage requires a separate review and approval process.

TOWN OF ORO VALLEY  
REVIEW COMMENTS WITH  
HIGHTON COMPANY NOTES  
AND RESPONSES IN RED.

PLEASE SEE REVISED COLOR ELEVATIONS SHEET  
FOR CANOPY MATERIALS.

Please include the metal canopy under the materials used.

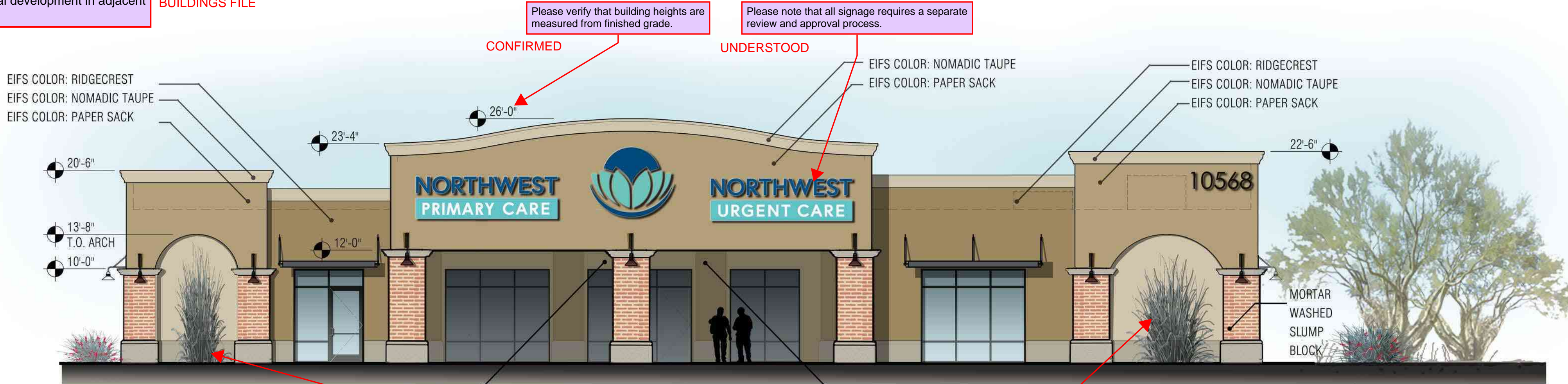
BUILDING & SITE FINISHES:



PLEASE SEE REVISED COLOR ELEVATIONS: SLATE GRAY  
LRV 38 SHALL BE USED.

Per the PAD, the roof color  
may not exceed an LRV  
value of 50% for flat roofs.  
Please revise.

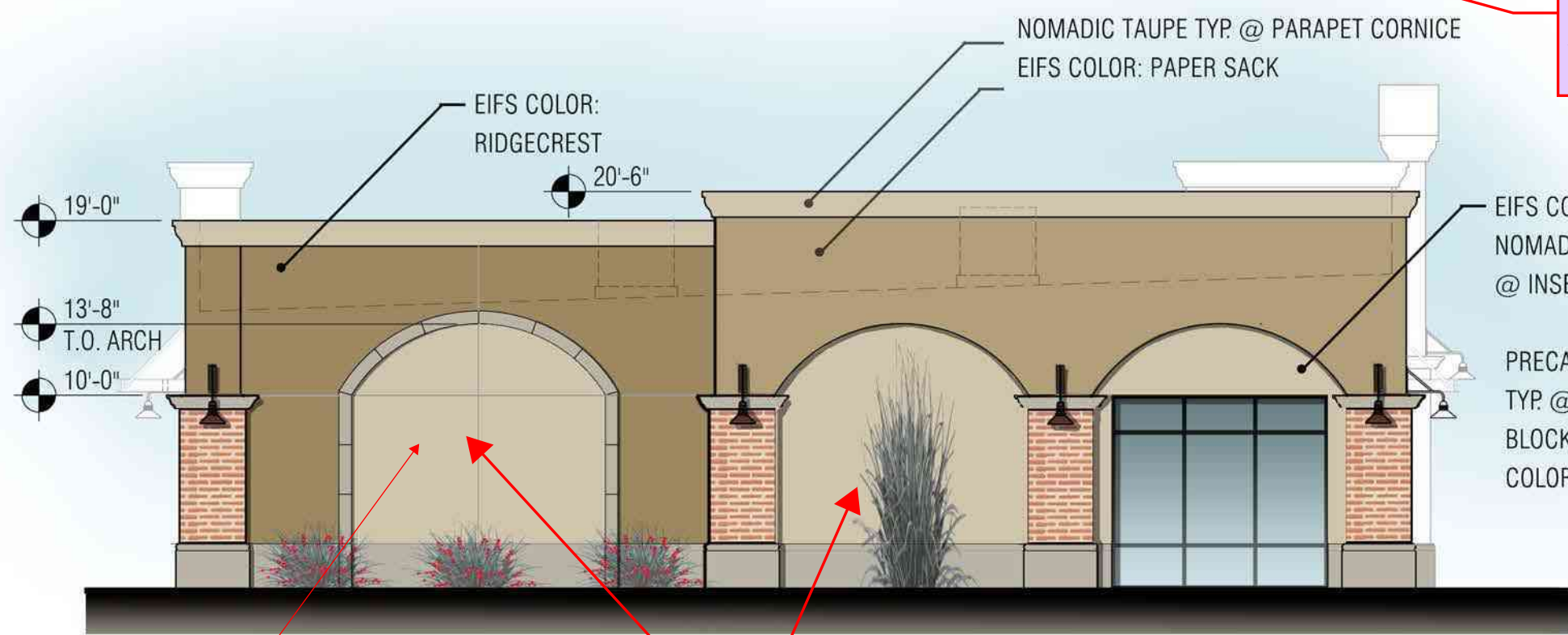
C:\ACAD Projects\Highton Projects\2122 NMC San Dorado\2122.SD.03.02.22.dwg, 3/2/2022 8:28:18 AM



A ORACLE ELEVATION (WEST)  
1/8" = 1'-0"

PER 4/15/22 EMAIL FROM TOV, OKAY TO GO WITH LARGE  
OCOTILLOS IN END ARCHES. OCOTILLOS REQUIRE NO IRRIGATION.

UNIT IS FURTHER BACK ON THE ROOF THAN APPEARS IN  
THIS ELEVATION AND WILL NOT BE VISIBLE.

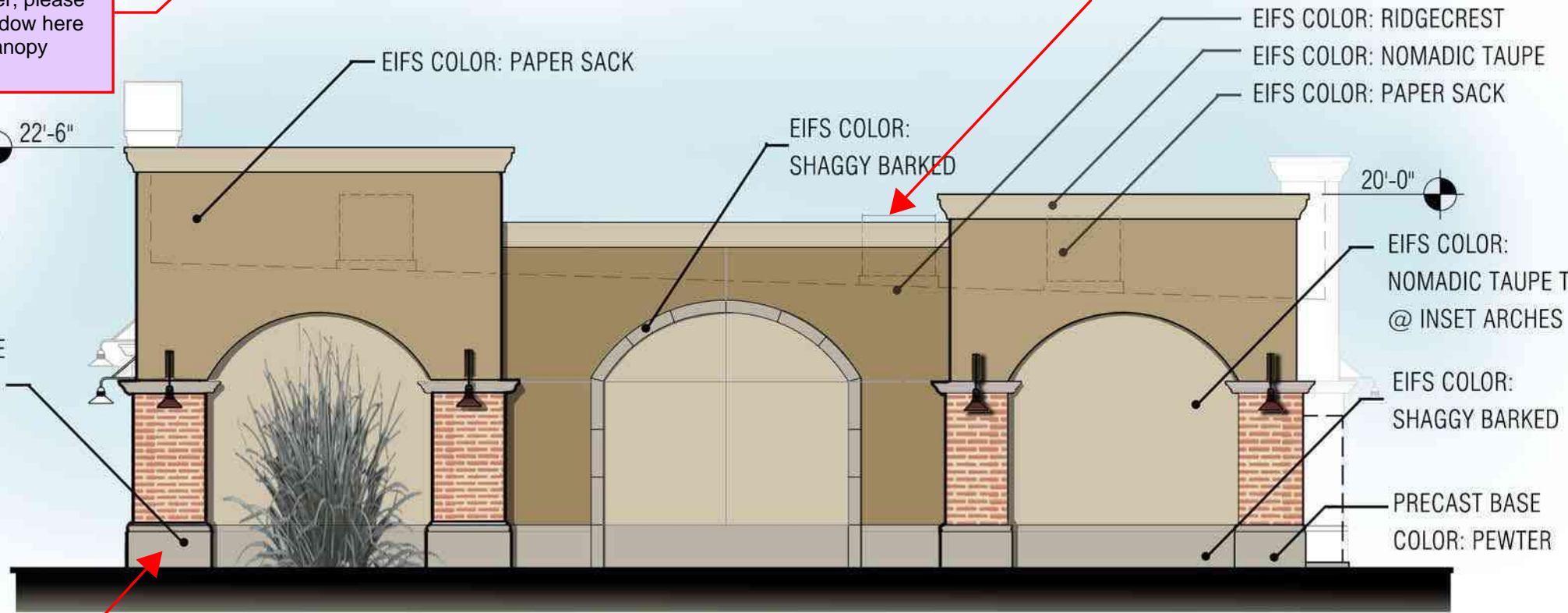


B NORTH ELEVATION  
1/8" = 1'-0"

SEE REVISED COLOR ELEVATIONS:  
CLERESTORY WINDOWS AND METAL SHADE  
CANOPY ADDED TO THIS ARCH.

Please add a decorative canopy or planted  
trellis to one of these archways. Staff supports  
shade over the adjacent sidewalk.

Should this be a little darker to  
accurately reflect the color palette?

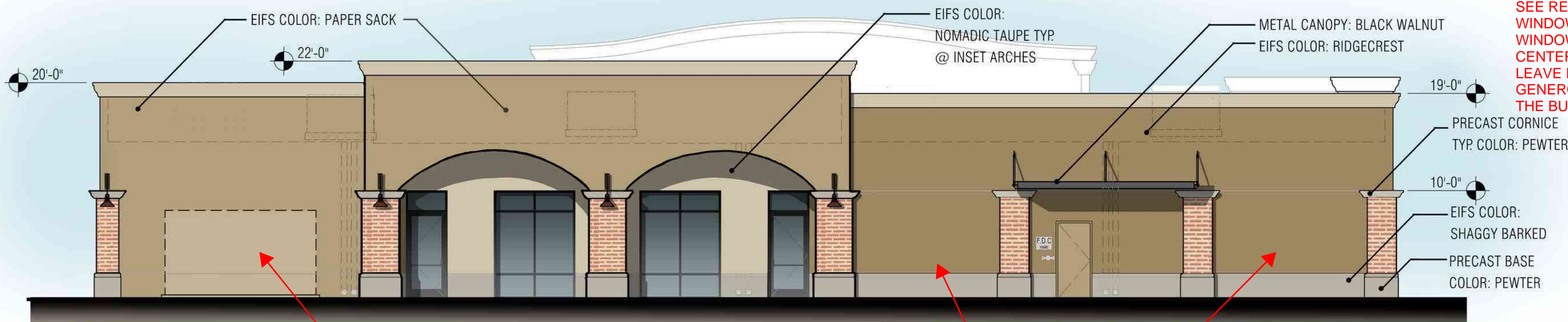


C SOUTH ELEVATION  
1/8" = 1'-0"

SEE REVISED COLOR  
ELEVATIONS: PRE-CAST  
CONCRETE DARKENED TO MORE  
CLOSELY REFLECT THE COLOR.

ALL HARDSCAPE ALONG THIS SIDE OF BUILDING

Please include the following on the south elevation beneath  
each arch:  
-A faux window with a metal canopy or  
-A vegetated trellis or  
-A shade structure similar to what has been done in other  
areas of the development



D EAST ELEVATION  
1/8" = 1'-0"

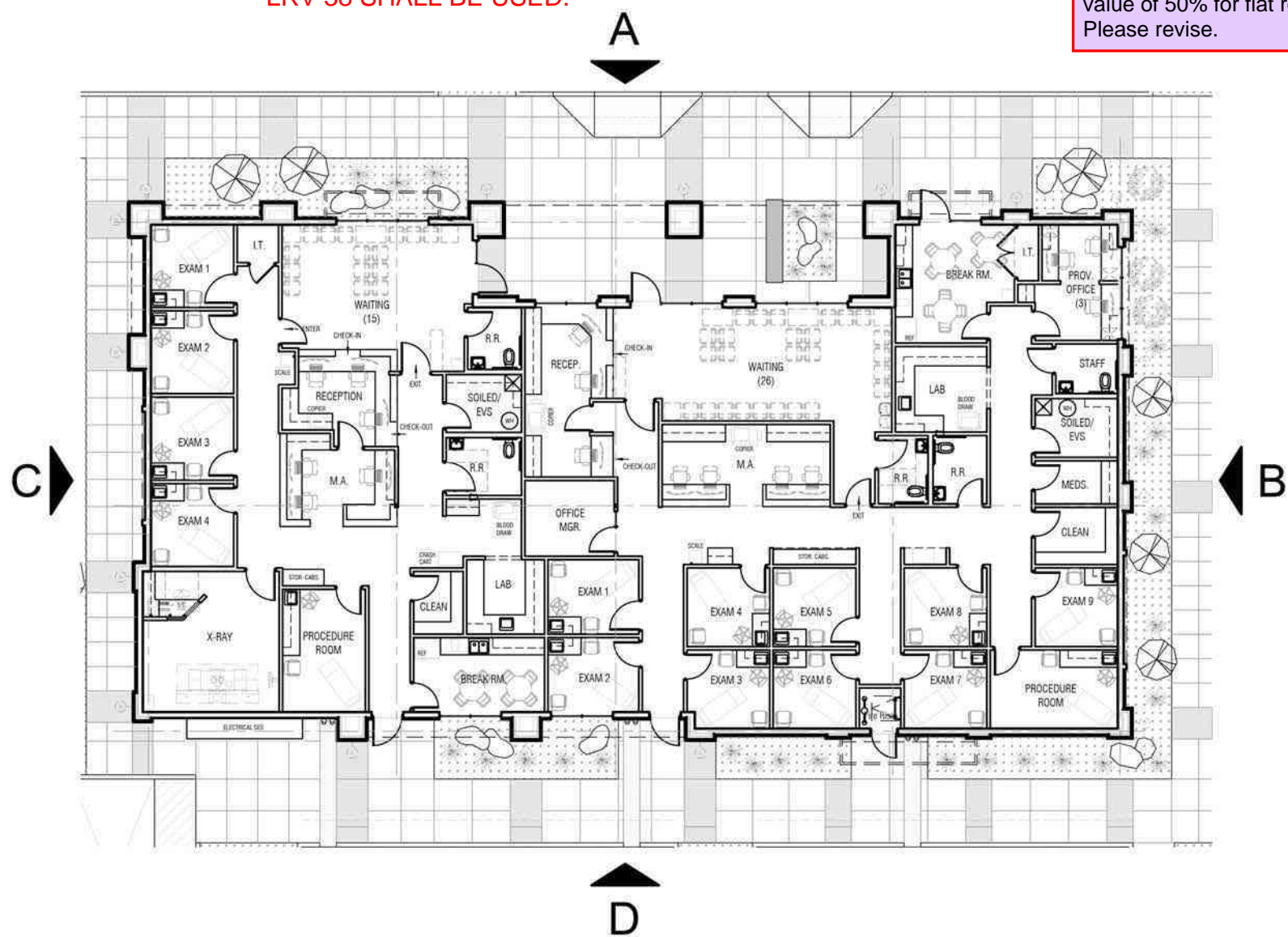
Include a planter or a  
short trellis here.

SEE REVISED ELEVATIONS: A STEEL  
SHADE CANOPY HAS BEEN ADDED  
ABOVE THE ELECTRICAL SERVICE  
EQUIPMENT.

HARDSCAPE HERE

Please include a planted trellis here.

PER 4/15/22 EMAIL FROM TOV, OKAY TO LEAVE THE NORTH END OF  
THIS ELEVATION AS IS. REVISED COLOR ELEVATIONS SHOW THE  
LANDSCAPING AT THE NORTH END.



155 East Rudasill Road  
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ORO VALLEY, AZ 85737

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COLORS  
& BUILDING  
FINISHES

03.18.22

02

#2122







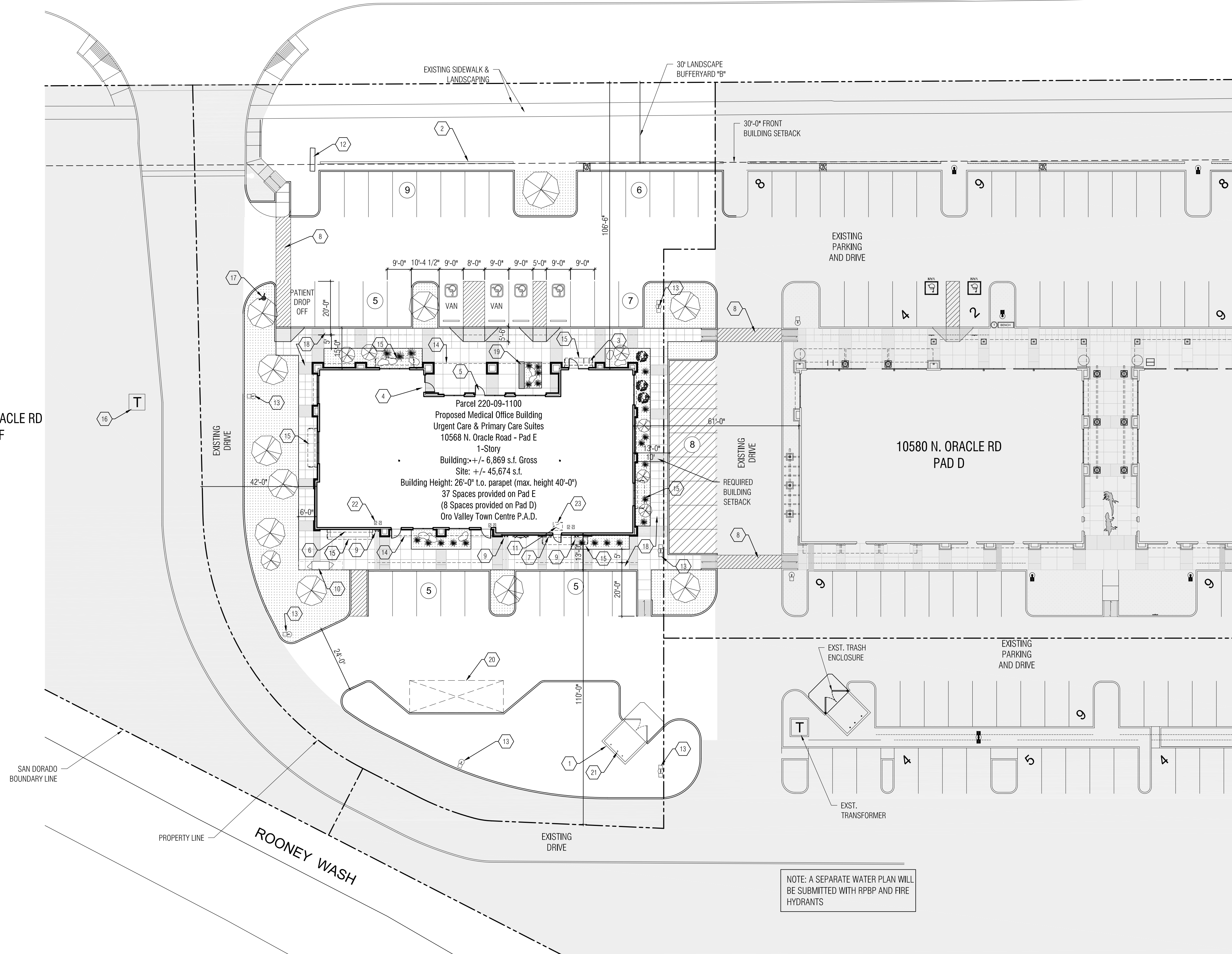


#### SAN DORADO SITE ELEMENTS INCORPORATED ON THIS PROJECT:

1. MORTAR WASHED SLUMP BLOCK
2. PRECAST CONCRETE BASE
3. PRECAST CONCRETE CORNICE
4. EIFS PARAPET CORNICE FORMED & SCORED TO LOOK LIKE PRECAST
5. EIFS WALL FINISH - COLORS D,E & F UTILIZED
6. INSET ARCH DETAIL
7. CURVED PARAPET WITH LIGHTED SIGNAGE
8. SIDEWALK SCORING & COLORED CONCRETE DETAIL
9. WALL SCONCE LIGHT FIXTURE
10. EIFS BASE DETAIL (TO LOOK LIKE PRECAST BASE)
11. YUCCA PLANTS AND DECORATIVE ROCK
12. SITE BENCH
13. METAL AWNING





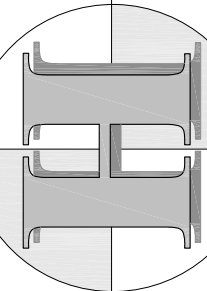


SITE PLAN KEYNOTES:

1. TRASH ENCLOSURE W/ SCREEN WALL TO MATCH EXISTING. SEE DETAIL X/A5.2 FOR GATES.
2. 36" HIGH SITE SCREEN WALL TO MATCH EXISTING. SEE DETAIL D & E/A1.3.
3. PROPOSED CLASS II BICYCLE PARKING (2 LOOPS PROVIDED). REFER TO CIVIL PLANS.
4. MAIN ENTRANCE - URGENT CARE
5. MAIN ENTRANCE - PRIMARY CARE
6. ELECTRICAL SWITCHGEAR PAD, REFER TO ELECTRICAL PLANS.
7. FIRE DEPARTMENT KEY BOX.
8. YELLOW STRIPED PEDESTRIAN CROSSWALK TO MATCH EXISTING.
9. BUILDING DOWNSPOUT. SEE D/A3.1 WHERE DOWNSPOUT GOES THROUGH THE EXTERIOR WALL, INSTALL LAMBS TONGUE SPOUT - SEE BUILDING ELEVATIONS A3.1.
10. CLASS I BICYCLE LOCKER. SEE DETAIL X/XX.
11. FIRE RISER CLOSET
12. EXISTING MONUMENT SIGN
13. EXISTING LIGHT POLE. SEE ELECTRICAL DRAWINGS.
14. ROOF OVERHANG
15. CANOPY
16. EXISTING ELECTRICAL TRANSFORMER.
17. EXISTING FIRE HYDRANT TO BE RELOCATED.
18. CONCRETE SCORING AND COLORING TO MATCH EXISTING DEVELOPMENT. SEE ENLARGED PLAN ON SHEET A1.4.
19. PEDESTRIAN CONCRETE BENCH.
20. 12' X 35' LOADING ZONE.
21. STEEL BOLLARDS
22. ROOF DRAIN, TYP. OF 3
23. ROOF HATCH

155 East Rudasill Road  
Building 2  
Tucson, Arizona 85704  
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TOWN OF ORO VALLEY

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@ SAN DORADO, PAD E

10568 N. ORACLE ROAD  
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SITE  
PLAN

REVISED PER TOV COMMENTS  
04.18.22

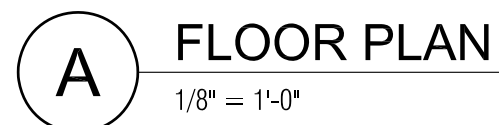
05

#2122

A SITE PLAN  
1" = 20'







MEDICAL OFFICE  
BUILDING  
SAN DORADO, PAD E

568 N. ORACLE ROAD  
RO VALLEY, AZ 85737

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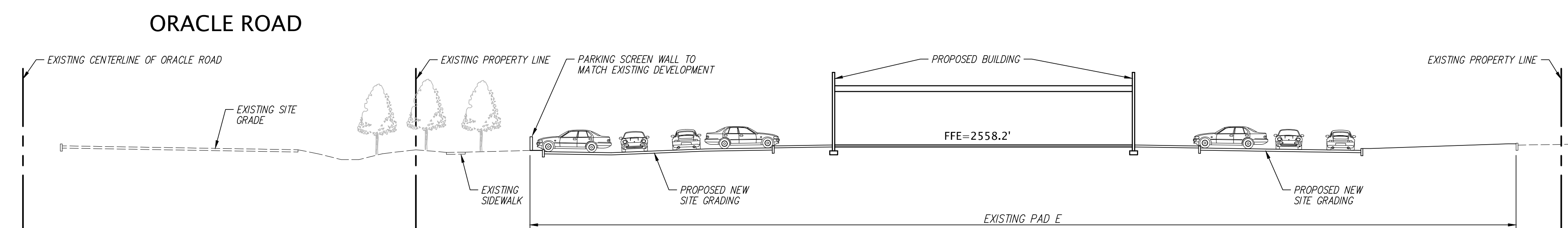
FLOOR  
PLAN

REVISED PER TOV COMMENTS  
04.18.22

06

122



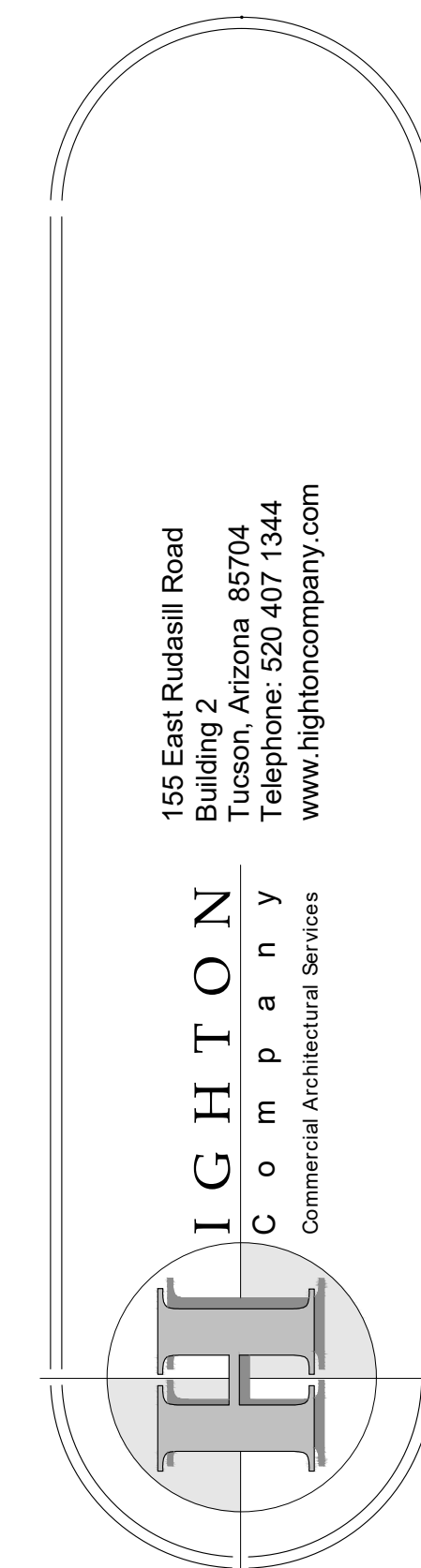


SECTION NORTH-SOUTH

SCALE: 1" = 20'



SCALE: 1" = 20'



TOWN OF ORO VALLEY

CONCEPTUAL  
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## BUILDING & SITE SECTIONS

03.18.22

07

#2122



VIEW TO WEST  
ROONEY RANCH  
SHOPPING CENTER



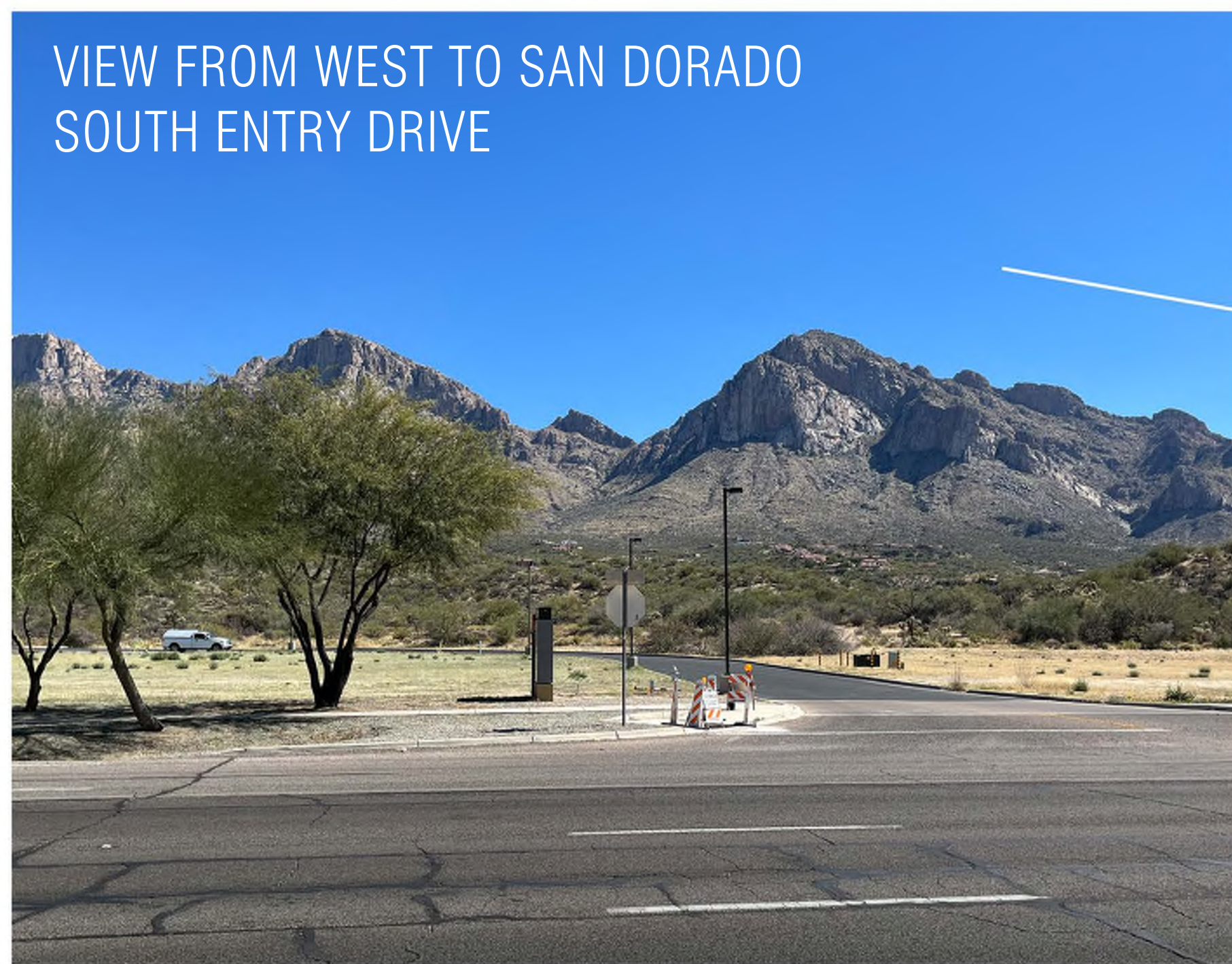
WELLS FARGO BANK



10580 N. ORACLE - SAN DORADO  
NORTHEAST NEIGHBORS



VIEW FROM WEST TO SAN DORADO  
SOUTH ENTRY DRIVE



10580 N. ORACLE - VIEW TO  
SOUTHWEST ELEVATION



VACANT PARCEL TO SOUTHWEST



10580 N. ORACLE - VIEW TO  
SOUTHEAST ELEVATION



VIEW ACROSS DRIVE TO PUSCH RIDGE







10211 N. ORACLE ROAD (NOT ON AERIAL IMAGE)



11005 N. ORACLE ROAD (NOT ON AERIAL IMAGE)



11065 N. ORACLE ROAD (NOT ON AERIAL IMAGE)



## MEMORANDUM

**To:** Town of Oro Valley Planning Staff  
**From:** David Little, P.E.  
**Date:** September 17, 2012, **Revised March 4, 2022**

### San Dorado – Parking Analysis

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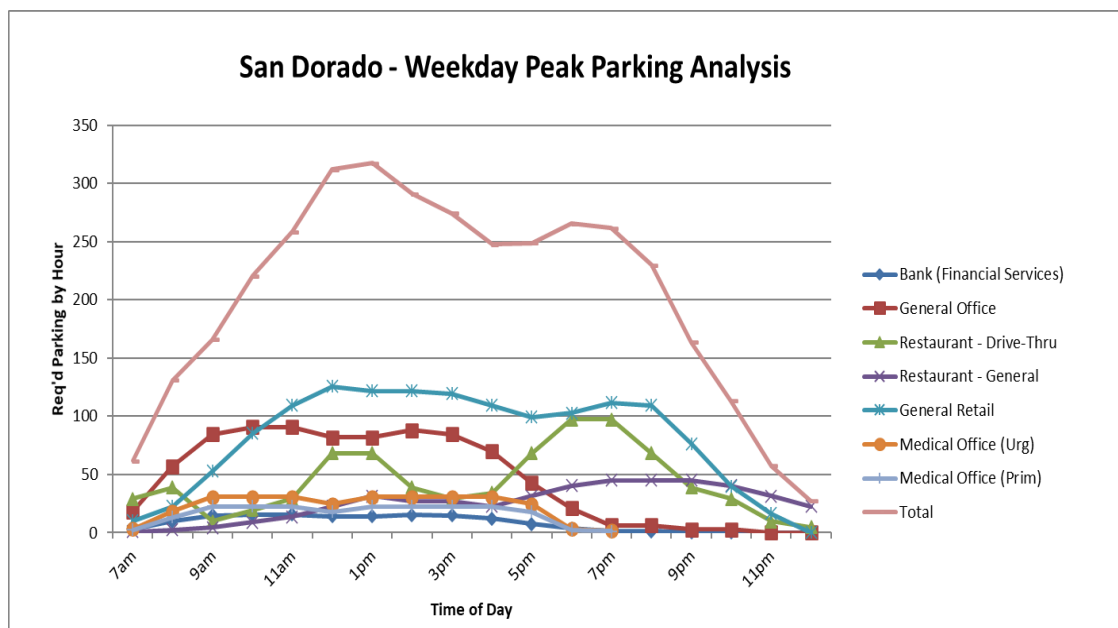
***Note: The original 9/17/12 parking analysis has been updated with this revised memo to change Pads E & F from Restaurant-Convenience to Medical Offices. This change in use reduced the peak San Dorado weekday parking demand primarily due to the lessor required parking for the new use. The overall peak parking demand was also reduced since medical office parking peaks mid-morning and again in the late afternoon while the peak parking demand for the overall center is at 1:00 pm. The City of Tempe guidelines, which are based upon information from the Urban Land Institute, were used to estimate the time of peak parking demand during the day for the medical offices. This is the same source originally used in the 2012 analysis for the other various land uses.***

The San Dorado project is proposed as a high-quality commercial development, featuring roughly 30,250 square feet (2 story office) of office space, 11,000 square feet of restaurant space, 31,380 square feet of general retail, and a 4,500 square foot bank, 6,845 square foot of medical office (urgent care), and 4,975 square foot of medical office (primary care). If the two-story office is developed as a one-story building, uses requiring higher parking demands may be substituted for the reduction in square footage in the interest of maintaining a more intimate pedestrian scale within the development, and reducing the size of parking fields, we respectfully request an alternative parking compliance ratio. The following are responses to the specific review criteria set forth in OVZCR Section 27.7.C.2 regarding alternative parking compliance. A summary table is provided at the end of this memo. There are also approximately 16 acres of multi-family housing proposed with this project. This parking analysis is intended only to address shared parking among the commercial land uses. The multi-family housing will be a gated community and does not provide equal access to parking for the commercial uses. Therefore, parking provided for the multi-family housing portion of this project is in accordance with the Town of Oro Valley Zoning Code and is excluded from this parking analysis.

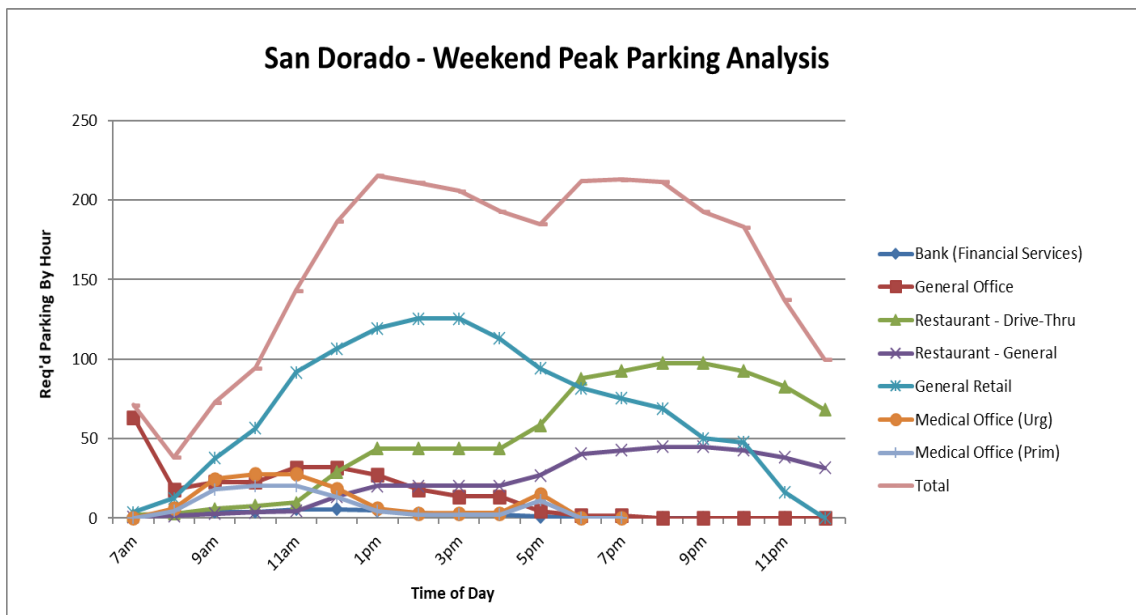
- i. The number of employees occupying the building or land use and the number of expected customers or clients.*
  - The number of employees occupying an individual building or land use is expected to be similar to other individual developments of the same type. However, due to the different operating hours of office, retail, and restaurant uses, it is anticipated that the employee parking demand can be shared among the uses as all will have peak demands at different hours of the day based on peak operating hours of the individual land uses.



- ii. *The availability of nearby parking (if any).*
- Not applicable.
- iii. *Purchased or leased parking spaces in a municipal or private parking lot meeting the requirements of the Town; trip reduction programs (if any).*
- Not applicable.
- iv. *Any other factors that may be unique to the applicant's development request.*
- Typical office tenants are expected to operate during regular business hours, while the restaurants are expected to operate more during the late afternoon and evening hours. General retail is expected to operate mostly during the afternoon and early evening hours, overlapping with busier hours of the office use in the afternoon and the busier hours of the restaurant use in earlier evening. As a result, the peak parking requirements for the office users and the peak parking requirements for the restaurant users will not overlap, however, the general retail use will add to the peak of both the office and restaurant uses. Accordingly, we performed a peak parking demand analysis based on City of Tempe guidelines, which in turn are based on Urban Land Institute data. The result is a weekday peak parking demand of 317 spaces and a weekend peak demand of 215 spaces. Below are charts depicting the results of this analysis.







Another factor suggesting that sufficient parking will be available is a result of a variety of anticipated uses within the overall shopping center. Such mixes of establishments will result in a reasonably high frequency of single parking spaces being occupied by vehicles whose drivers patronize more than one establishment, thus effectively reducing the actual parking demand per square foot of commercial floor area. An additional reduction of the peak parking demand by 10% results in a weekday shared parking demand of 285 spaces and a weekend shared parking demand of 194 spaces.

v. *Continuity and convenient proximity for pedestrians between or among existing or future uses in the vicinity.*

- Pedestrian connections will be provided to the sidewalk recently completed along the Oracle Road Widening Project. There is also significant commercial development across Oracle Road as part of the existing Rooney Ranch development. Pedestrian connectivity to this development will be provided at the signal at Oracle Road and First Avenue. Pedestrian connectivity between the multi-family housing and the commercial development will also be provided to encourage local shopping and work locations. In addition, this project will provide a pedestrian path along the Rooney Wash Bank protection and within the site between buildings. Pedestrian connections will be provided to connect to future portions of the Rooney Ranch Development to the east and south of this project.

vi. *Visual and aesthetic impact along the public street by placing parking lots to the rear or along side of buildings, to the maximum extent feasible. Visual and aesthetic impact of the surrounding neighborhood.*

- The San Dorado has been intentionally designed to avoid creating any large parking fields. This design has been possible by incorporating four-sided architecture that allows pedestrian access into several sides of the buildings, which in turn allows functional parking to be provided on multiple sides of the buildings rather than concentrated near the fronts. Along with innovative



architecture and intensive landscaping throughout the development, including in the parking areas and along the project perimeter, the San Dorado will be aesthetically pleasing from nearby properties and rights-of-way.

*vii. Impact on any facilities serving alternative modes of transportation.*

- Not applicable.

*viii. Impact on natural areas or features.*

- By reducing the required number of parking spaces, overall development intensity is decreased.

*ix. Maintenance of mobility-impaired parking ratios.*

- All Town of Oro Valley mobility-impaired parking provision ratios have been met.

In summary, the parking spaces provided on-site will optimally serve the project's anticipated parking needs without creating large parking fields and excessive parking vacancy. Uses have been assumed based on worst case peak parking demands and assuming that the office buildings are constructed as two-story buildings with a combination of retail and office use. At this point, tenants have not been determined for all spaces and actual uses/tenants may vary.

Total Area of Office Uses.....	30,250 sq. ft.
Total Area of Restaurant Uses .....	11,000 sq. ft.
Total Area of General Retail Uses .....	31,380 sq. ft.
Total Area of Bank Uses.....	4,500 sq. ft.
Total Area of Medical offices Uses .....	11,820 sq. ft.
OVZCR Parking Req'd. for Office Uses (3/1000 sq. ft.) .....	91 spaces
OVZCR Parking Req'd. for Std. Restaurant Uses (10/1000 sq. ft.) .....	45 spaces
OVZCR Parking Req'd. for Con. Restaurant Uses (15/1000 sq. ft.) .....	98 spaces
OVZCR Parking Req'd. for General Retail Uses (4/1000 sq. ft.) .....	126 spaces
OVZCR Parking Req'd. for Bank Uses (3.5/1000 sq. ft.).....	16 spaces
OVZCR Parking Req'd. for Medical offices Uses (4.5/1000 sq. ft.) .....	53 spaces
<u>OVZCR Total Parking Required for All Uses.....</u>	<u>429 spaces</u>
Actual Weekday Peak Parking Demand per Peak Parking Analysis ....	317 spaces
Additional 10% Reduction for Shared Parking .....	32 spaces
<u>Total Shared Peak Parking Demand .....</u>	<u>285 spaces</u>
<b>Total Parking Provided On-Site for All Uses .....</b>	<b>358 spaces</b>
<b>Total Proposed Parking Reduction .....</b>	<b>17%</b>