City of Ivins

Class IV Conditional Use Application



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Introduction

Rocky Vista University College of Osteopathic Medicine is a private health sciences university offering a professional medical degree. Rocky Vista University was established in 2006 and graduated its inaugural class from their Parker Colorado campus in 2012. Our mission states that we provide quality healthcare education while inspiring students to serve with compassion, integrity, and excellence. Although we are a young university, we have developed a strong curriculum yielding outstanding results. Rocky Vista University's Parker Campus has contributed significantly to the Town of Parker, Douglas County, and the State of Colorado, with an estimated economic impact of more than $75 million.

Rocky Vista University is excited to pursue its second campus in Ivins Utah. The proposed site for Rocky Vista University's Southern Utah Campus is 30.35 acres at the intersection of Center Street and 200E in Ivins Utah.

The Master Plan for the Ivins Campus has the potential to include a new technologically advanced Medical university, student housing, a renovation of an existing medical office building across the street from the site, green recreation space with associated parking and services.

The subject of this Condition Use Application is +/- 10 acres for the medical university building and associated site, parking, and services located in the south west portion of the site. The building is proposed to be approximately 105,000 square feet educational facility.

Current planning has us starting construction in March with an overall construction duration of 14 months delivering the building for full use by July 2017.

Site Description and Uses

The subject of this Condition Use Application is +/- 10 acres for the medical university building and associated site, parking, and services located in the south west portion of the site. The building is proposed to be 2 stories with approximately 105,000 gross square feet. The facility will accommodate up to 185 students in each class and up to 100 faculty and staff. The program includes classrooms, auditoriums, library, labs, faculty and administration offices, student amenities, and building services.

The design of the new building is inspired by the landscape of the town Ivins, Utah and its immediate surroundings. The dramatic rise of the Red Mountain and the linearity of Snow Canyon State Park help inspire the design. The building footprint is directly related to the tectonic forms in the area. Fissures and fractures can be seen and felt in the plan diagrams. Roof forms and the massing are inspired by the uplift of rock formations and strengthen the visual connection to Red Mountain. Layers and striations of the rocks are seen throughout the building elevation. At the same time, the building responds to the climate by creating shade and shadows for outdoor spaces and provides control use of day lighting and minimizes the solar heat gain by orienting the openings to the north side.

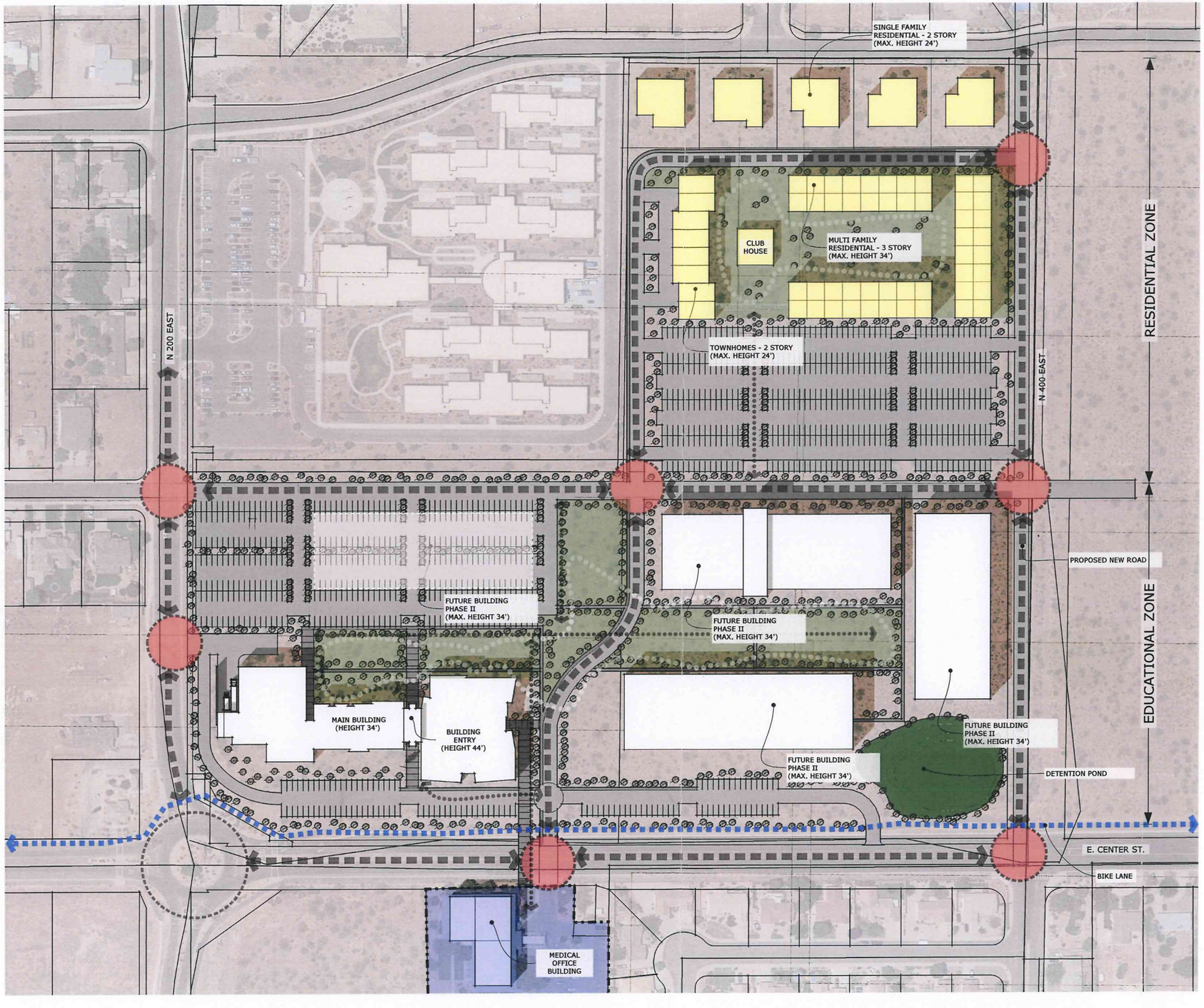
Sustainability of an educational facility is an important factor we are incorporating into the building design. The potential use of renewable energy will become an integral part of the architecture and will not just be an add-on.

The building colors will be complimentary of the area. The dominant earth and natural tones with vibrant accents are the basics for the color scheme of the building. Red rocks, black lava rocks of snow canyon, desert flowers of sage, purples and yellows.

Access to the new medical university is available from both 200E Street and Center Street. Visitors may access parking from Center Street. Faculty and Students will access the site off 200E Street and park to the north of the building. The landscape design is consistent with the building design and also draws its inspiration from the natural surroundings of Ivins, Utah. Multiple amenity spaces have been design for use of student and faculty including shaded patios and recreation space.

The building will likely need 3" water service and two 4" waste/sanitary service that will exit the building in two locations

MASTER **PLAN**



RESIDENTIAL

SITE AREA APPROX. 11.17 ACRES

CURRENT ZONING: RE-43.0
MIN LOT SIZE: 43,000 SF

PROPOSED ZONING: MU (MIXED-USE)

OVERALL BUILDING AREA 187,600 GSF

OVERALL UNIT COUNT (AVERAGE)
- SINGLE FAMILY: 5 UNITS
- MULTI FAMILY: 144 UNITS
- TOWNHOMES: 16 UNITS

UNIT TYPE AREAS
- SINGLE FAMILY: 30,000 GSF
- MULTI FAMILY: 129,600 GSF
- TOWNHOMES: 28,000 GSF

CLUBHOUSE: 1600 GSF

PARKING PROVIDED APPROX. : 451 SPACES

EDUCATIONAL

OVERALL SITE AREA APPROX. 19.96 ACRES

CURRENT ZONING C-1 (COMMUNITY COMMERCIAL)

PROPOSED ZONING: MU (MIXED-USE)

PHASE 1

SITE AREA APPROX. 10.33 ACRES

PARKING PROVIDED APPROX. : 507 SPACES

PHASE 2

SITE AREA APPROX. 9.63 ACRES

PARKING PROVIED: 60 SPACES
(ADDITIONAL PARKING SHARED WITH RESIDENTIAL)

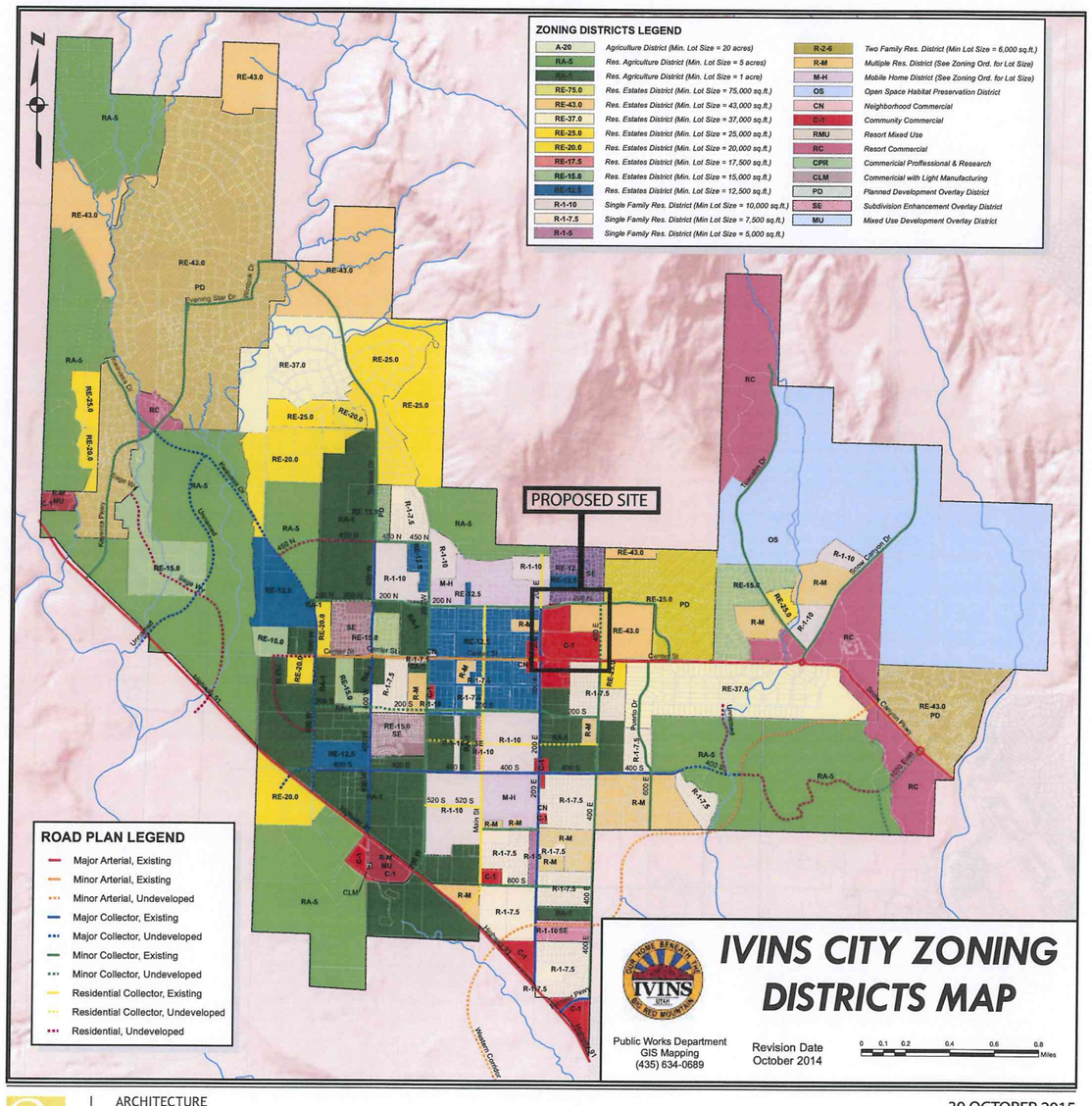
N

0 80 160

Zoning District Boundaries

Current Zoning for subject of this application - C1 Community Commercial

Current Zoning Entire Site - C-1 Community Commercial and Residential RE-43 minimum lot size 43,000sf
Proposed Zoning Entire Site- MU Mixed Use



Landscape Design

The landscape concept for the site includes a combination of traditional campus quads, plazas, seating areas, and low-water desert plants. The overall hardscape design and paving colors play off of the building concept and are based on the local geology and the sedimentary layers of sandstone. There will be some lawn areas for the students to use in the center of campus.

Generous walkways guide visitors and students to all of the main entry points of the building. The walkways provide connectivity throughout the campus, to the parking lots, bus stop and consider connections to future buildings to the east. The walks connect in from the existing asphalt trail on the west and south side of the site. There is a strong north/south connection on the east side of the building that will take people to the medical office building south of Center Street.

A variety of trees will be used to create shade in the plazas and parking lot. Trees, shrubs, turf areas, decorative rock and other landscape features will fit in with the natural beauty of the Ivins area as well as providing comfortable places for students, staff, and visitors. All plants will be watered with an automatic sprinkler system. Water conservation will be considered in all plant selection with the use of predominantly native and adapted plants in the design.

Screen walls are strategically placed to hide utilities from the street view as well as buffering the service area from the center of campus. Any screen walls longer than 20' will be buffered by plantings.

The detention basin proposed located is at the southeast corner of the site and designed to be multi-functional. The flatter area on the interior would be lawn that drains at 2% so that it could be used as park space as well as water quality and detention. The slopes around the perimeter of the pond would be planted with trees and the top edge around the pond would have boulders and decorative gravel mulch with smaller plantings. The current pond size is approximately 3.3 Acre Feet.

TREES



YELLOW BIRD OF PARADISE | *Caesalpinia Gilliesii*



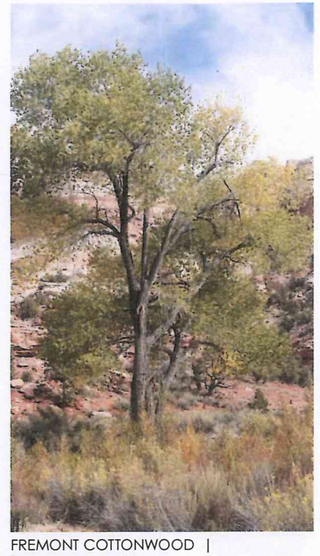
DESERT WILLOW | *Chilopsis linearis*



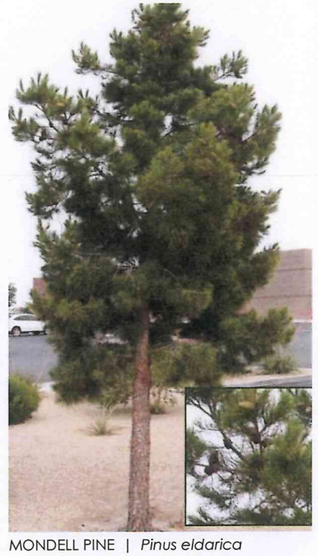
EASTERN REDBUD | *Cercis canadensis*



SHADEMASTER HONEYLOCUST | *Gleditsia triacanthos var. inermis 'Shademaster'*



FREMONT COTTONWOOD | *Populus fremontii*



MONDELL PINE | *Pinus eldarica*



PINK DAWN CHITALPA | *Chitalpa x Tashkentenss 'Pink Dawn'*

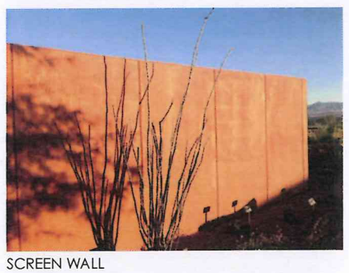


OLIVE TREE | *Olea Europaea*



CHINESE PISTACHE | *Pistacia chinensis*

LANDSCAPE FEATURES -PLANTERS, BENCHES, & WALLS



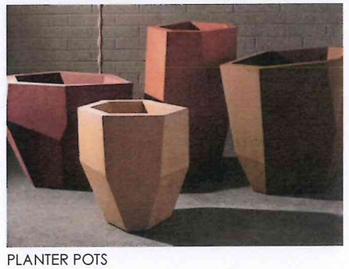
SCREEN WALL



CONCRETE PLANTER WITH SEATWALL



COLORED CONCRETE PLANTER



PLANTER POTS



SEATWALL



INDIVIDUAL SEATING

LANDSCAPE FEATURES -GROUND PLANE & TERRACED SEATING



COLORED CONCRETE BANDS



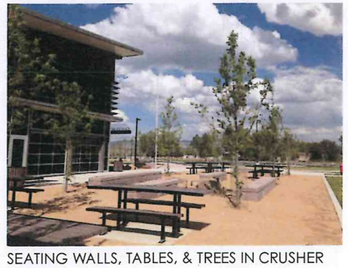
DETENTION BASIN



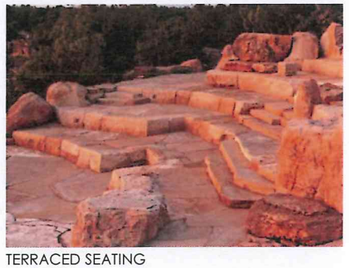
TERRACED SEATING BOULDERS & CONCRETE



DRY CREEK BED FEATURE WITH LAWN



SEATING WALLS, TABLES, & TREES IN CRUSHER FINES



TERRACED SEATING

DHM DESIGN LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
1309 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

SHRUBS, PERENNIALS, & GRASSES


OLEANDER | *Nerium sp.*


DESERT MARIGOLD | *Baileya multiradiata*


RABBITBRUSH | *Chrysothamnus nauseosus*


TEXAS RANGER | *Leucophyllum sp.*


RADIATION BUSH LANTANA | *Lantana camara 'Radiation'*


BLUEBEARD | *Caryopteris incana*


REGAL MIST GRASS | *Muhlenbergia capillaris 'Regal Mist'*


FIRECRACKER PENSTEMON | *Penstemon eatonii*


BLUE SPIRES ROSEMARY | *Rosmarinus officinalis 'Blue Spires'*


DWARF ROSEMARY | *Rosmarinus officinalis `Prostratus`*


CREOSOTE BUSH | *Larrea tridentata*


SACAHUISTA | *Nolina microcarpa*

YUCCAS & AGAVES


JOSHUA TREE | *Yucca brevifolia*


RED YUCCA | *Hesperaloe parviflora*

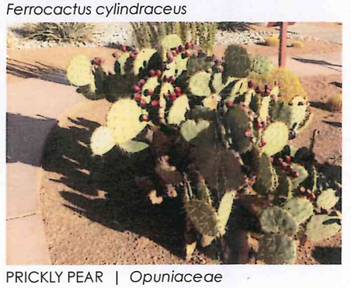

UTAH CENTURY PLANT | *Agave utahensis*


DESERT SPOON | *Dasylirion wheeleri*

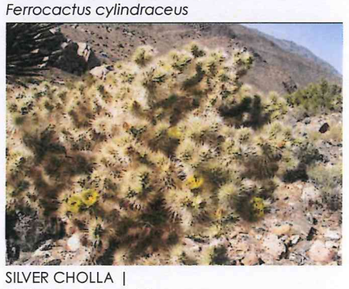
CACTI


OCOTILLO | *Fouquieria splendens*


GOLDEN BARREL CACTUS | *Ferrocactus cylindraceus*


PRICKLY PEAR | *Opuniaceae*


GOLDEN BARREL CACTUS | *Ferrocactus cylindraceus*


SILVER CHOLLA | *Cylindropuntia echinocarpa*

DHM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
1309 E 3RD AVE, ROOM 23
DURANGO, CO 81301 | 970.385.4219

RAINSCREENS



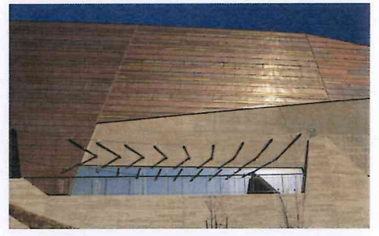





CONCRETE



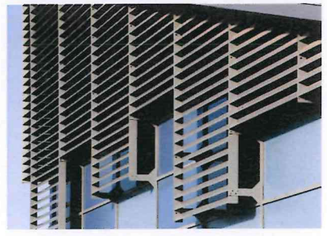


LOUVERS








METAL PANELS



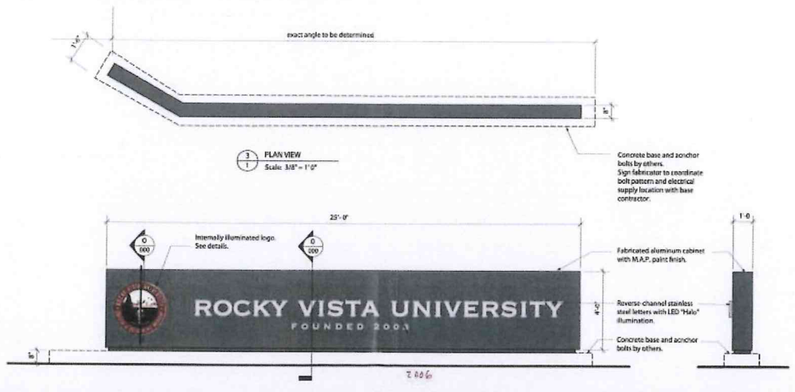


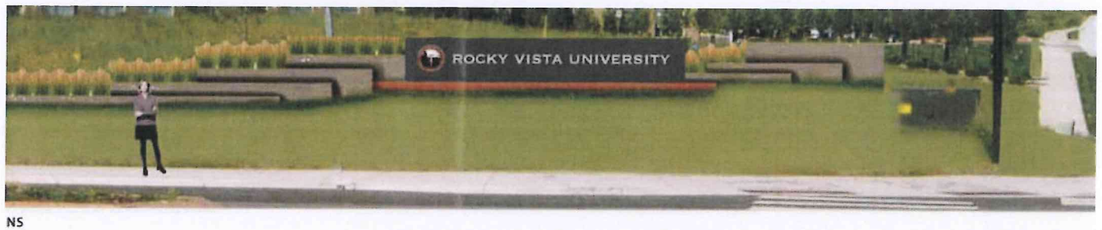



Site Signage

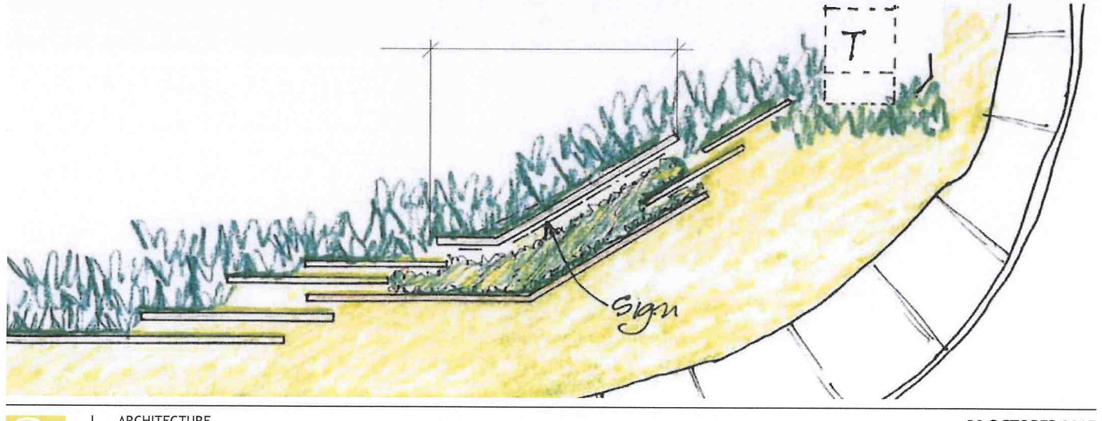
The design intent for the site signage is to have primary monument signs at the corner of Center Street and 200E near the roundabout and near the entry drive off Center Street. Additional secondary signage will be used for wayfinding and identification.

Concept Primary Monument Signs



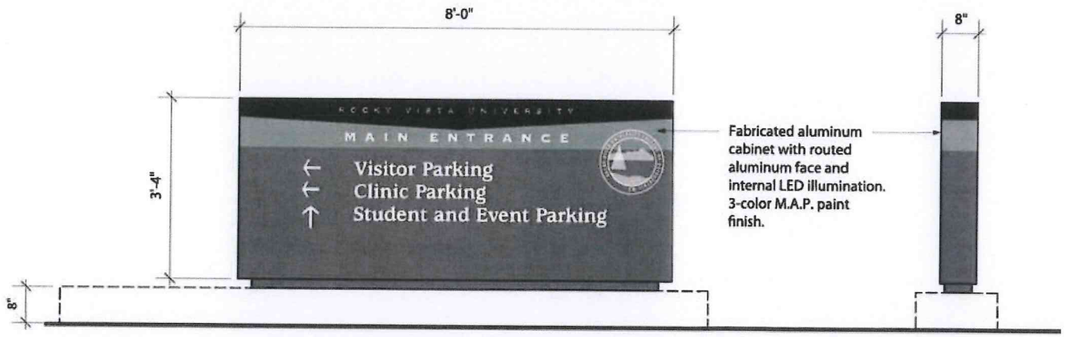


NS



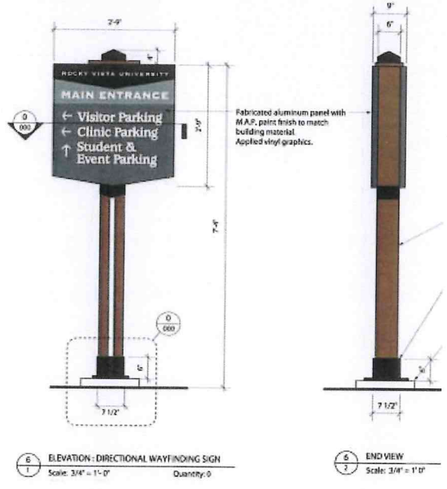
Site Signage

Concept Secondary Signs



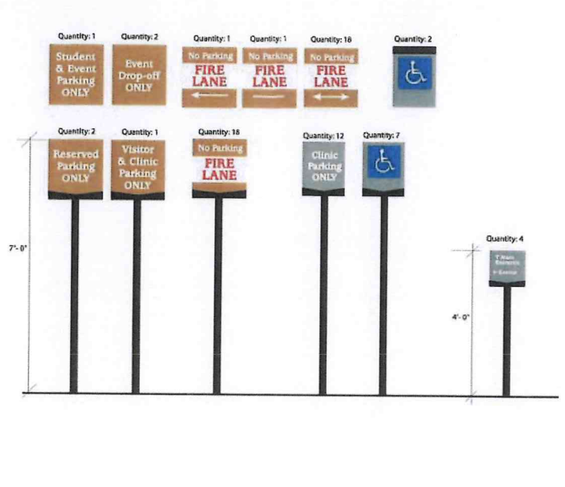
5/2 ELEVATION : LARGE DIRECTIONAL WAYFINDING SIGN
Scale: 3/8" = 1'- 0" Quantity: 3 d.f. signs

5/3 END VIEW
Scale: 3/8" = 1' 0"



6/1 ELEVATION : DIRECTIONAL WAYFINDING SIGN
Scale: 3/4" = 1'- 0" Quantity: 0

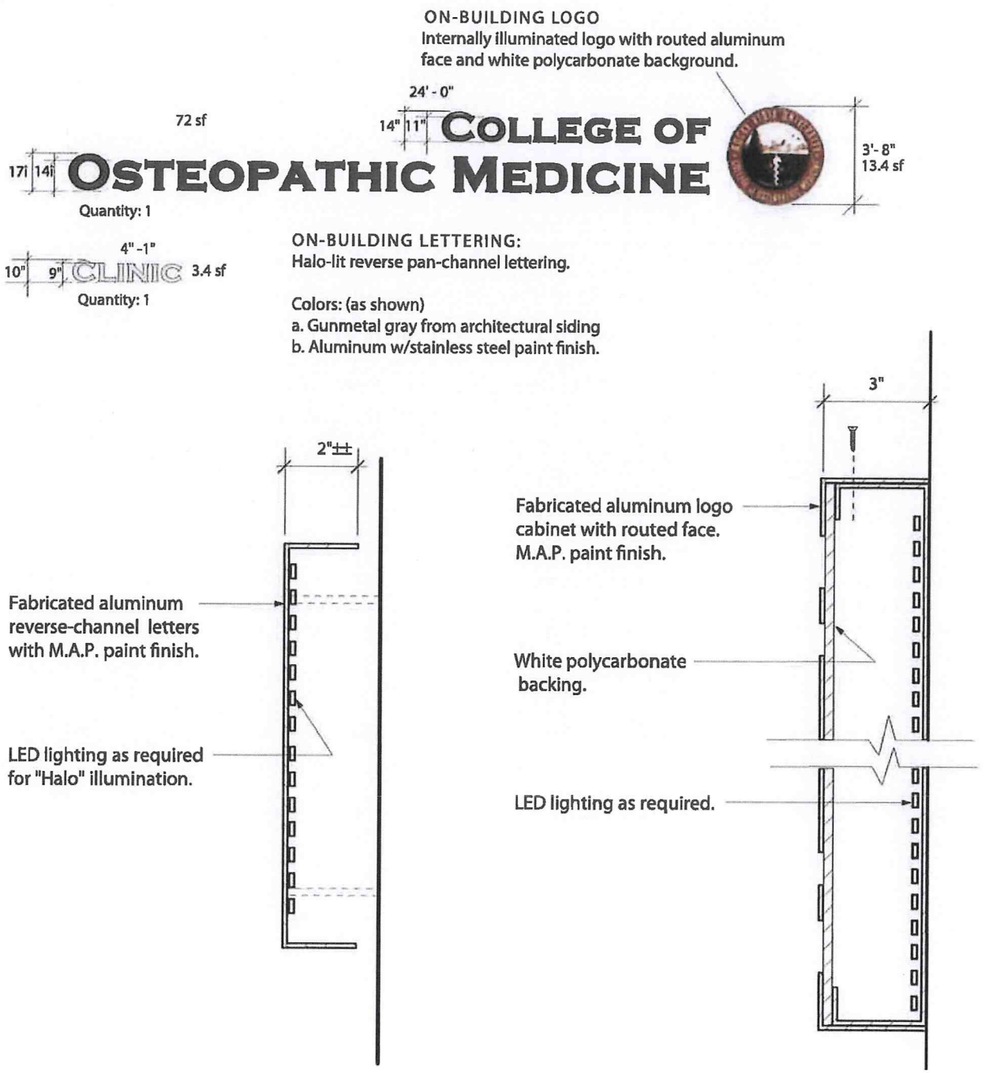
6/2 END VIEW
Scale: 3/4" = 1' 0"



Building Signage

The elevations have indicated potential locations fo building signage.

Concept Building Signs



Construction Plan

A General Contractor has not been selected for the project at this time. We are in the process of making that selection and hope to have a General Contractor join our team soon. The selected General Contractor will need to validate the educated assumptions the design team has made to date for the Construction Plan.

The proposed schedule projects 14 months of construction starting March 2016 and being ready for school to begin July 2017. The team would like to pursue a grading and foundation permit prior to a building permit to allow the contractor to start work.

The project will require two permits the first is a construction permit with public works, this covers inspection of public improvements water lines, sewer, streets, storm drains, etc. The second permit would be the building permit for the structures.

Traffic

Access to the project site will be from the existing streets of 200 East and Center Street. It is proposed to have two accesses from 200 East and one from Center Street that lines up with the driveway to the existing medical clinic.

The calculations for trip generation have been based on a University ITE rate. This rate was chosen with the assumption that students at a medical school will be attending classes on a daily basis. This projected use will generate an additional 851 daily traffic trips. Refer to the rate table below for generated trips at specific times of the day.

Rocky Vista										
Variable	Quantity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
University (ITE 550)		**2.3**	50%	50%	**0.24**	84%	16%	**0.24**	63%	37%
Students	370	851	426	426	204	172	33	204	129	76
Total New Trips		**851**	**426**	**426**	**204**	**172**	**33**	**204**	**129**	**76**

ITE Trip Generation 9th Edition

Site Lighting

General illumination of the site lighting will consist of but not limited to the following: site pole lighting for parking lot areas along with entrances leading into the property, façade lighting, pedestal bollard type lighting along pathways, landscape lighting, monument sign lighting and flagpole lighting.
All façade, plaza and landscape lighting will be mindful of light trespass, visual comfort, relative illumination to surrounding properties, and exercising sound "night-sky" practices. Appropriate shields and louvers will be specified as required.

All Site Lighting shall conform to Chapter 10 of the Ivins City Building Code. Site lighting to consist of Dark Sky Compliant, Full-Cutoff LED mounted pole lights. Maximum Luminaire height to be +14' above finished grade. See propose fixture attached

Lighting will be designed to meet the lighting level criteria within the Illuminating Engineering Society of North America (IESNA) guidelines. Lighting power densities will be at or below the thresholds required by the IECC

Exterior emergency egress lighting shall utilize primary fixtures connected to generator backed emergency electrical distribution or battery backup fixtures. Provisions for exterior egress lighting will be positioned at each exit door with cold weather operating fixtures as required.
Light pole bases to be provided and installer per Division 3, but coordination of conduits and embeds provided by electrician. Embeds for light poles to be provided by electrician.