Project Narrative

July 01, 2019

**Four Corners Community Behavioral Health: Moab Clubhouse and Clinic**

The Four Corners Community Behavioral Health (FCCBH) Moab Clubhouse and Clinic is proposed as an 18,100sf, 2-story wood frame structure that will house the organization’s functions which are currently serving the regional community out of two separate buildings. This phase of the development will occupy approximately 65% of the 2-acre parcel located at 76 E 300 N (Nob Hill) that has previously been re-zoned to allow this use. The site currently has a single family detached residence and some small utility out-buildings which will be demolished. The easterly portion of the parcel will remain in its current state to be developed by FCCBH at a later date. The proposed FCCBH facility is split into two main functions with the ground-level consisting primarily of counseling offices and group rooms and the upper-level comprised of activity and training spaces related to the treatment and services provided by the organization.

Vehicular access to the facility will be provided via a new private drive that will connect to 300 N and the new parking lot with stalls for 35 cars including four ADA-accessible stalls. While this parking is for both employees and patrons of the facility, it has been calculated with consideration that most of the patrons arrive at the facility by walking or bicycle. Covered accommodations for bicycle parking will be provided in the exterior court area on the west end of the facility near the Clubhouse entrance.