

Kino Health Campus Planned Area Development February 2009



Kino Health Campus
Planned Area Development
Tucson, Arizona



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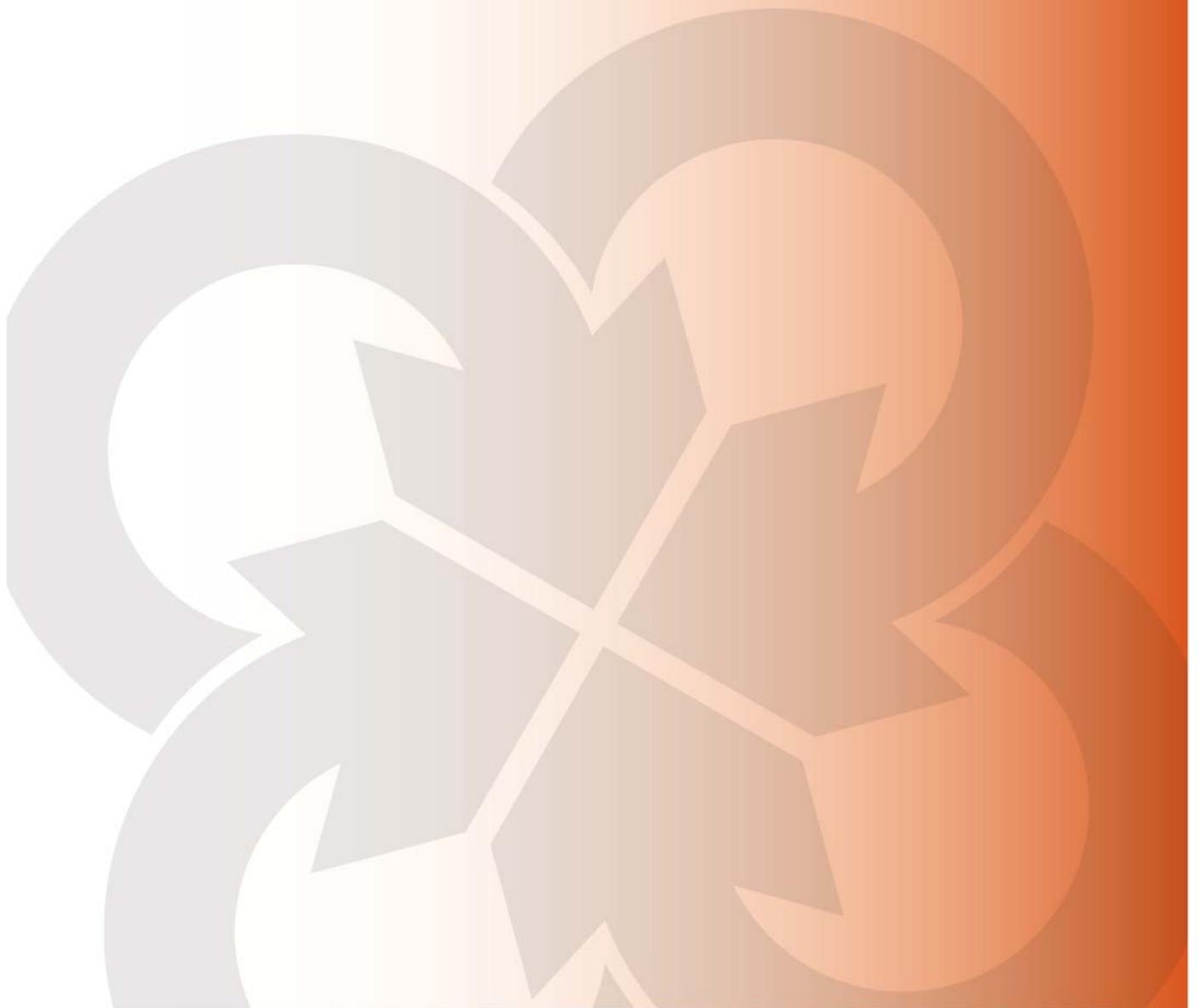
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Section A: Introduction and Policy





Section A: Introduction and Policy

1. Overview

The Tucson area falls below national standards in the number of healthcare workers in nearly every category. Contributing to this low ranking are shortages of physicians, nurses, funds and facilities. In addition, a large portion of Pima County's population resides in areas federally designated as Health Professional Shortage Areas, and a significant percentage are living in areas designated as Medically Underserved. Further, poverty rates in Pima County are higher than the national average, while incomes are lower than the national average. Given this, and the fact that Pima County continues to have low unemployment rates, it becomes apparent that the Tucson area must work to attract higher paying jobs.

Kino Health Campus is envisioned to be a healthcare workforce development campus. In addition to its full-service hospital, the campus will provide a one-of-a-kind setting in Southern Arizona for training workers in the higher paying healthcare fields, as well as address the critical existing (and growing) shortage of trained workers needed at every level throughout the continuum of care.

In February 2008, Pima County presented its health care workforce development plan for Kino Health Campus to the Bond Committee. This plan's vision is in accordance with the Governor's Executive Order 2008-03, which calls for public-private collaboration "to develop a health care workforce plan designed to meet the needs of the 21st Century Arizona." The County's plan essentially consolidates the community's major healthcare-related workforce training at one large campus. The academic and clinical resources based at the Kino Health Campus will allow for a great expansion in the number of healthcare students, which in turn will result in a major increase in the number of health-related employees throughout the community and the State.

1.1 History of Kino Health Campus



Kino Community Hospital was constructed with bond funds (approved by voters in 1974) to be used by Pima County to replace the County General Hospital on Sixth Avenue. Kino opened its doors in 1977. Per State mandate, the County was required to provide screening and evaluation services related to mental health; thus, this facility began to focus on psychiatric services with its core group of psychiatrists on staff. Other hospitals in

Tucson and the community began to rely on Kino for its behavioral health services. Because the focus on resources went to behavioral health, the general medical hospital





services were minimal, and many beds at Kino, which were costly to maintain, were going unused.

On July 1, 2003, Kino Community Hospital ceased day-to-day operation of the outpatient clinics, leased the clinic building and its contents to nonprofit organizations and contracted private firms to operate the emergency room and urgent care clinic and provide operational management of in-patient psychiatric services. Hospital ancillary services, such as pharmacy and laboratory services, remained part of the hospital; however, medical and surgical services were limited to 10 beds at that time.

In May 2004, voters approved a \$12 million bond to expand psychiatric facilities at Kino in order to free up beds for non-psychiatric patients and begin a transition to a full-service hospital. In June 2004, the County entered into a 25-year lease with University Physicians Healthcare (UPH), a private non-profit healthcare organization representing the teaching faculty for the University of Arizona's College of Medicine. The hospital is now called University Physicians Healthcare Hospital at Kino.

The purpose of the public/private partnership between UPH and Pima County is to transition the hospital back to a full-service hospital with comprehensive medical and behavioral health services in an underserved area and to provide state-of-the-art academic teaching programs to increase the number of healthcare professionals in the community.

A master plan for the UPH Hospital at Kino was completed in May 2005. The focus of this plan was to develop an academic/research campus, facilities for state-of-the-art research and teaching programs, as well as full-service healthcare for the community. Through the master planning process, it was determined that it would be better to relocate the psychiatric service facilities to separate but adjacent building(s) and return the medical and surgical units at Kino to their original function for which they were designed. In 2006, a bond was passed by voters allocating \$36 million to a new psychiatric hospital with an additional \$18 million earmarked for a psychiatric urgent care center. The new urgent care center (also known as the *crisis response center*) would relieve emergency room congestion by serving non-medical emergency mental health and substance abuse patients. Both the psychiatric hospital and urgent care center will be in the design/construction phase through 2008.

The psychiatric hospital will be operated by UPH; Community Partnership of Southern Arizona (CPSA), Pima County's Regional Behavioral Health Authority, will operate the psychiatric urgent care center. In addition, CPSA intends to construct its administration/management headquarters in a separate building on the Kino Campus.





A number of other buildings, ancillary to the UPH Hospital at Kino, currently exist on the campus. The Herbert K. Abrams Public Health Center, the County's public health administration building, which also houses the Education and Training Center, was completed in 2007 using \$25 million from the 2004 bond funds. Constructed in 1988, the Pima County Medical Examiner's building was expanded in 2006 to twice its original size. While not a part of the Kino Health Campus, Pima County facilities on the north side of Ajo Way also provide related services. These facilities include the Kino Service Center, which provides career development services, the Kino Teen Center, which operates a primary care clinic and the Kino Community Recreation Center, where Pima Vocational High School is located.

Four bond projects are proposed for consideration in the 2008 bond election:

- Pima Community College health education center
- Primary and specialty physician site expansion
- An expanded and remodeled emergency department
- A replacement County nursing facility and addition of an adult day care

Approval of bond funding for these projects will be further evidence of the community's support of long-term investment in the Kino Health Campus.

Sources:

Pima County Administrator (September 2007). Memorandum to Public Health, Libraries and Community Facilities Bond Subcommittee: Continued Investment Needed to Expand Continuum of Healthcare Workforce Development and Services.

Pima County Administrator (January 2008). Memorandum to County Bond Advisory Committee: Update on Bond Proposals to Continue Expanding Healthcare Workforce Development and Services.

Assistant County Administrator for Health Policy (March 2008). Memorandum to Pima County Sustainability Committee: Vision for the 70-acre Kino Health Care Campus Complex.



Da Vinci Robotic Surgical System at UPH, Kino Campus





1.2 The UPH Hospital at Kino Master Plan

UPH's vision for the County-owned site is detailed in the UPH Hospital at Kino Master Plan (Master Plan). The document covers 20 years of phased growth with up to \$1 billion in new buildings and renovations.

1.2.1 Master Plan Concepts

The primary concept of the Master Plan is to develop an academic research/healthcare campus that supports excellent, full service healthcare, and state-of-the-art research and teaching programs. As a physical setting in a unique environment for a unique vision, the Kino Health Campus should foster a sense of health and encourage learning and interaction between clinicians, faculty, researchers, students, patients, medical staff and other uses.

Key master planning concepts for the Master Plan include:

- Promote an environment that is healthy, inspiring and responsive to the population it serves.
- Establish an identity and image reflective of UPH, its mission and institutional profile.
- Provide the flexibility to change and accommodate new functions and services over time.
- Plan for a balance of functionality and aesthetic quality within a cost-effective solution.
- Develop clear site organization with strong relationships between components for growth and replacement.
- Create development growth patterns that serve the needs of individual facilities and that also become integrated into a comprehensive academic research/healthcare campus.
- Provide good accessibility and way finding.
- Establish functional relationships that provide opportunity and efficiency.
- Design and implement an effective infrastructure to support current and future development.

The Master Plan evolved from a thorough analysis of program needs, existing conditions, and campus and urban design concepts, which included:

- Program components and projected sizes of future facilities.
- Site organization relative to hierarchy, directions for expansion, and replacement.
- Functional groupings and optimal adjacencies for efficient operations and interaction.
- Site circulation that establishes a framework to support future development.





- Visibility and opportunities to create an image and a sense of place that identifies the Kino Health Campus.

The Master Plan provides a flexible framework for the future development of the campus. The Master Plan promotes the mission of the Kino Health Campus by establishing guidelines for a system of circulation, public and ceremonial spaces, a pattern of development, and appropriate functional adjacencies for efficient operations.

The Kino Health Campus has the opportunity to become a leading, innovative academic/healthcare medical center. The architecture and planning of the campus should be an integral part of the mission by being an inspiration for those who come to UPH Hospital at Kino for care, to heal, to teach, to visit, to work, and to learn.

1.3 The Planned Area Development Process

The City of Tucson Planned Area Development (PAD) rezoning process allows owners of large tracts of land, 40 acres or greater to program a development plan for the development of specialized uses. New development within the PAD will be phased over a 20-30 year planning horizon.

The PAD process is specifically suitable for the Kino Health Campus development because it allows for a more integrated planning of the campus. It also allows opportunities to tailor the PAD to provide a unifying and cohesive design scheme for hospital expansion and new development permitted under the lease agreement.

The PAD process will result in a flexible design and implementation tool to guide phased development based on market conditions and the conceptual land use plan prepared for the Kino Health Campus, rather than changing zoning or rezoning to the OCR-1, which would require a detailed preliminary development plan at time of zoning entitlement.

The provisions within this PAD constitute the primary tools for use by the City of Tucson, Pima County, UPH, and subsequent developers to ensure that Kino Health Campus PAD develops in conformance with the design intent presented in this document. The provisions included in this section apply to all private development within the Kino Health Campus PAD, with the exception of Pima County-owned and operated facilities, which are exempt from the PAD regulations.





1.4 Public Participation Process

Although there are no registered neighborhood organizations adjacent to the Kino Health Campus, there are eight located within one mile of the PAD. A major activity center is a community focal point and should be designed to serve the adjacent community. Being sensitive to community needs and respecting Tucson's unique "sense of place" are significant factors ensuring the project's success. Inviting the surrounding property owners and neighbors to participate in the process as well as incorporating their ideas and concerns are essential components of the planning process.

2. Conformance with General Plan and Area Plans

2.1 General Plan

2.1.1 Livable Tucson Vision Program

The City of Tucson General Plan (GP) recognizes that a livable, healthy community requires a long-term commitment to economic, social and environmental well-being. The Kino Healthcare Campus PAD furthers the City of Tucson livable goals by:

- Providing multi-modal access such as bicycle, pedestrian, and transit, and including linkages and connectivity to the surrounding community.
- Engaging community and responsive government by expanding health care services in response to regional needs.
- Promoting safety by incorporating safe-by-design principles and creating a safe and inviting mixed-use healthcare campus.
- Offering the regional healthcare necessary to further caring, healthy families.
- Creating opportunities for education and quality job training by including nursing school, medical science research, laboratories and educational facilities.
- Providing opportunities for infill and reinvestment in an established activity node that is an asset to the community.
- Ensuring a balance between development and open space.
- Increasing opportunities for better paying jobs through employment in medical, medical-related, scientific and educational institutions.
- Strengthening the economic viability of the region by providing a thriving medical and healthcare activity center within the I-10 Corridor in close proximity to the University of Arizona planned Bioscience Park and the emerging Tucson Commerce Corridor.
- Reducing poverty in the area by providing a vital node that offers ample job opportunities.





2.1.2 Evolving Edge Growth Area

Compact Development Patterns

The Evolving Edge Growth Area supports compact development patterns that minimize the need for additional public facilities. The Kino Campus PAD promotes compact development by providing a mixed-use medical campus that includes: outpatient and in-patient medical services; behavioral and psychiatric services; education facilities; health related laboratory and research; medical support offices and services; and ancillary uses.

Wash Protection, Linkages and Connectivity

In keeping with the Evolving Edge Growth Area, the Kino Health Campus PAD includes design principles and development standards that respect and incorporate the natural environment by providing linkages to the regional trails system and including connectivity throughout the campus with its system of pedestrian walkways, bicycle routes and trails.

Adequate Public Facilities

The Kino Health Campus PAD provides most of the infrastructure required to service the medical campus on-site. In addition, development within the PAD has been phased to meet the infrastructure needs.

2.1.3 Land Use

Activity Center Concept

The Kino Health Campus PAD is a medical and healthcare oriented educational, office, medical support, research and regional employment infill activity center with mixed-use character and adequate access to arterial roads.





2.1.4 Circulation

Mobility and Accessibility

- Two major bus routes service the site, which link the Kino Health Campus medical employment center with neighborhoods throughout the City, providing an efficient and affordable alternate transportation mode.
- The PAD encourages alternative modes of transportation for employees as a way to reduce Single-Occupancy Vehicle (SOV) trips to and from the site and on-site parking requirements. Alternate modes include: mass transit, bicycle, and pedestrian.
- On-site circulation is designed to improve existing access to the site.

Circulation and Safety

In keeping with the General Plan, The Kino Health Campus PAD:

- Includes an effective, well-planned circulation system that establishes a functional, safe and aesthetic hierarchy of streets.
- Provides convenient multimodal access to a public place with high concentration of trips.
- Provides separate access for Tucson Electric Park events and activities.

2.1.5 Community Character

The primary purpose of the PAD is to develop an academic research/healthcare campus that supports excellent, full service healthcare, and state-of-the art research and teaching programs. As a physical setting in a unique environment for a unique mission, the Campus should foster a sense of health and encourage learning and interactions between patients, medical staff, clinicians, faculty, researchers, students and other users.

The proposed planned area development supports a high quality medical center with a world class academic teaching/research component for the University of Arizona Colleges of Medicine, Nursing, Pharmacy and Public Health. The PAD:

- Promotes development that is compatible with Tucson's overall urban form.
- Encourages the articulation of southwestern flavor through architectural styles and landscape palettes.
- Preserves view corridors to the maximum extent possible by carefully planning building orientation, setting and coverage.
- Protects desert environment by including ample opportunities for open space.
- Celebrates the region's rich heritage and cultural diversity by utilizing materials compatible with the character of the community.





- Provides properly scaled streetscapes designed to enhance the experience of users and visitors.

2.1.6 Parks, Recreation and Open Space

Open space is an integral part of the healthcare mission and provides inspiration to those who come for care, to heal, to teach, to visit, to work, and to learn. The PAD recognizes existing recreation facilities within the Tucson Electric Park Kino Sports Complex. The PAD also encourages a campus-like development in conformance with the UPH Master Plan.

While the Campus design concept fosters openness by design, the pedestrian circulation provides accessibility, access finding and connectivity. The PAD promotes an environment that is healthy, inspiring and responsive to the population it serves. It furthers the General Plan by:

- Encouraging public-private cooperation between the University of Arizona, Pima County, City of Tucson and TEP.
- Establishing an accessible open space system.
- Promoting an interconnected pedestrian system throughout the Campus with linkages to adjacent systems.

2.1.7 Economic Development

The PAD encourages the expansion and revitalization of an existing healthcare center that provides services to the region, and it furthers the General Plan by:

- Encouraging the expansion and continued viability of medical and institutional service activities.
- Supporting the Greater Tucson Strategic Partnership for Economic Development Cluster Industries which include life sciences.
- Promoting recruitment of new medical and medical research related businesses.
- Supporting efforts to provide employment opportunities for the local work force.
- Improving access for the community's economically disadvantaged to provide them with skills for career development.
- Reducing barriers to employment by providing accessibility of mass transit.
- Supporting a full range of high quality educational opportunities.
- Fostering the physical and economic viability of an existing activity center.





2.2 Kino Area Plan

The project is located within the Kino Area Plan boundaries. The Kino Area Plan was adopted May 5, 1980, and amended in 2002. The Kino Area Plan is bound by 36th Street on the north, Country Club Road on the east, Los Reales Road on the south, and the Southern Pacific Railroad tracks (Nogales Branch) on the west.

The Kino Area Plan identifies the PAD site as a Public and Semi-Public use. Specifically, Policy 6 within the Public and Semi-Public Section of the Kino Area Plan states that, "The City should support the use of the 80 acres of the County's Ajo Way site for medical facilities. The City should also support residential, commercial, and/or park industrial uses with an emphasis on a coordinated and compatible development scheme with the Kino medical complex and other institutional uses."

The PAD supports the Kino Area Plan by:

- Increasing public efforts to enhance the environment and image of the Kino Area.
- Providing an overall concept plan as part of the PAD rezoning process.
- Utilizing a compatible development scheme within the Kino medical complex.
- Expanding the existing medical campus and incorporating a variety of compatible uses.



Section B: Site Analysis





Section B: Site Analysis

1. Project Location

The Kino Healthcare Campus PAD is located in a highly urban, developed area on the southwest corner of Ajo Way and Country Club Road in Section 32 of Township 14 South, Range 14 East, Tucson, Arizona (See Exhibit 1: Regional Context, page 14). The PAD encompasses 184 acres on two parcels (Assessor Parcel Numbers 132-19-1420 and 132-19-1430) and is bordered by Ajo Way on the north, Interstate 10 on the south, County Club Road on the east, and the Tucson Diversion Channel on the west. The PAD includes the Tucson Electric Park Kino Sports Complex. (See Exhibit 2: PAD Boundary, page 15.)

2. Existing Site Conditions

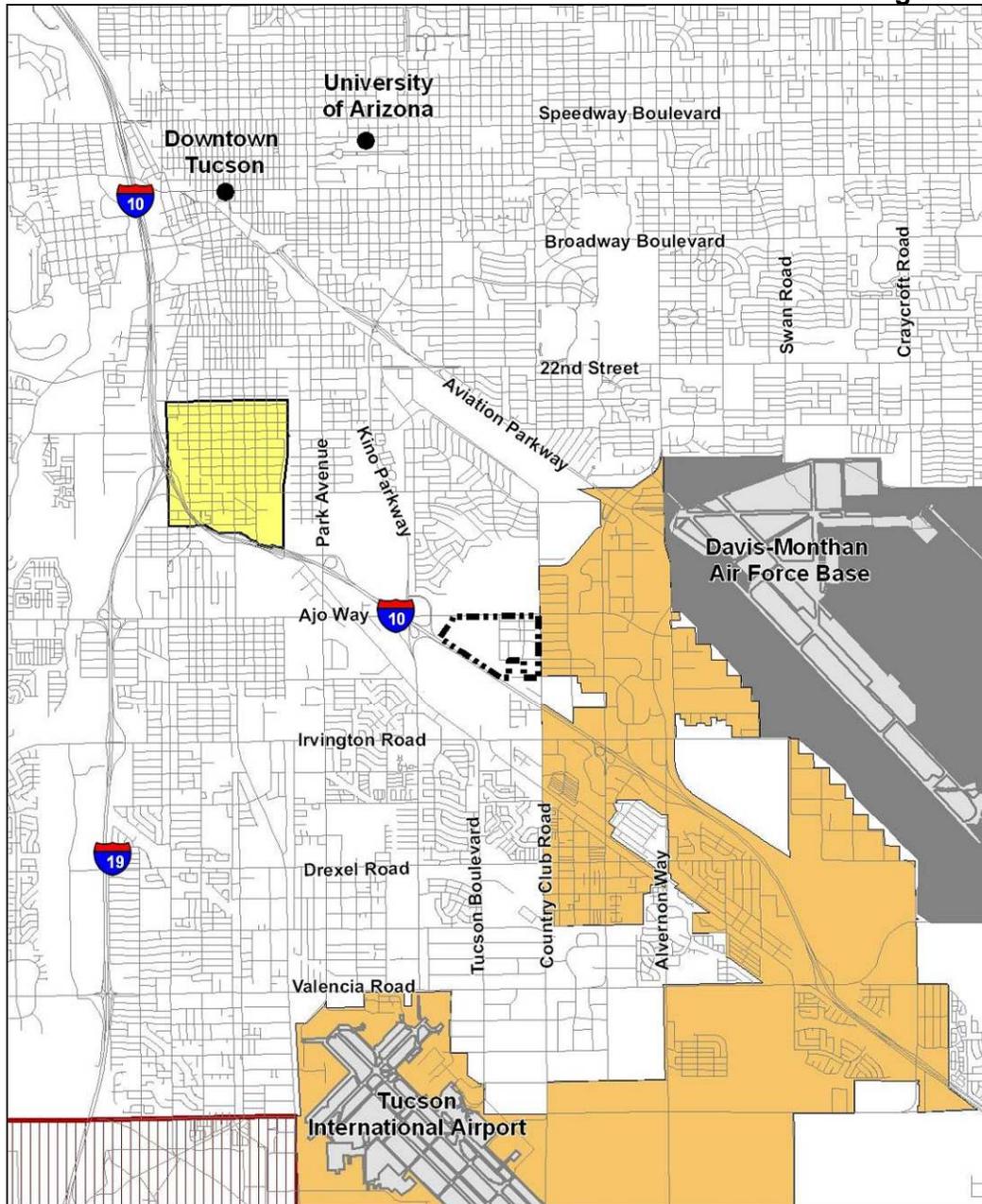
2.1 Topography

The developed portion of the PAD has been graded. Although the general topography of the site slopes from east to west from approximately 2,554 to 2,520 feet, most of the terrain has been graded for development and has an average slope of approximately 3.26 percent. The site does not fall within the Hillside Development Zone. There are no restricted peaks and/or ridges or rock outcrops on the PAD. Exhibit 3, page 16, shows the topography of the site.





Exhibit 1: Regional Context



Legend

- PAD District Boundary
- Tucson International & Davis Monthan Airport Runways
- Pima County
- Tohono O'odham Nation San Xavier District
- South Tucson
- City of Tucson
- Davis Monthan Air Force Base

NORTH

THE PLANNING CENTER

0' 3500' 7000'

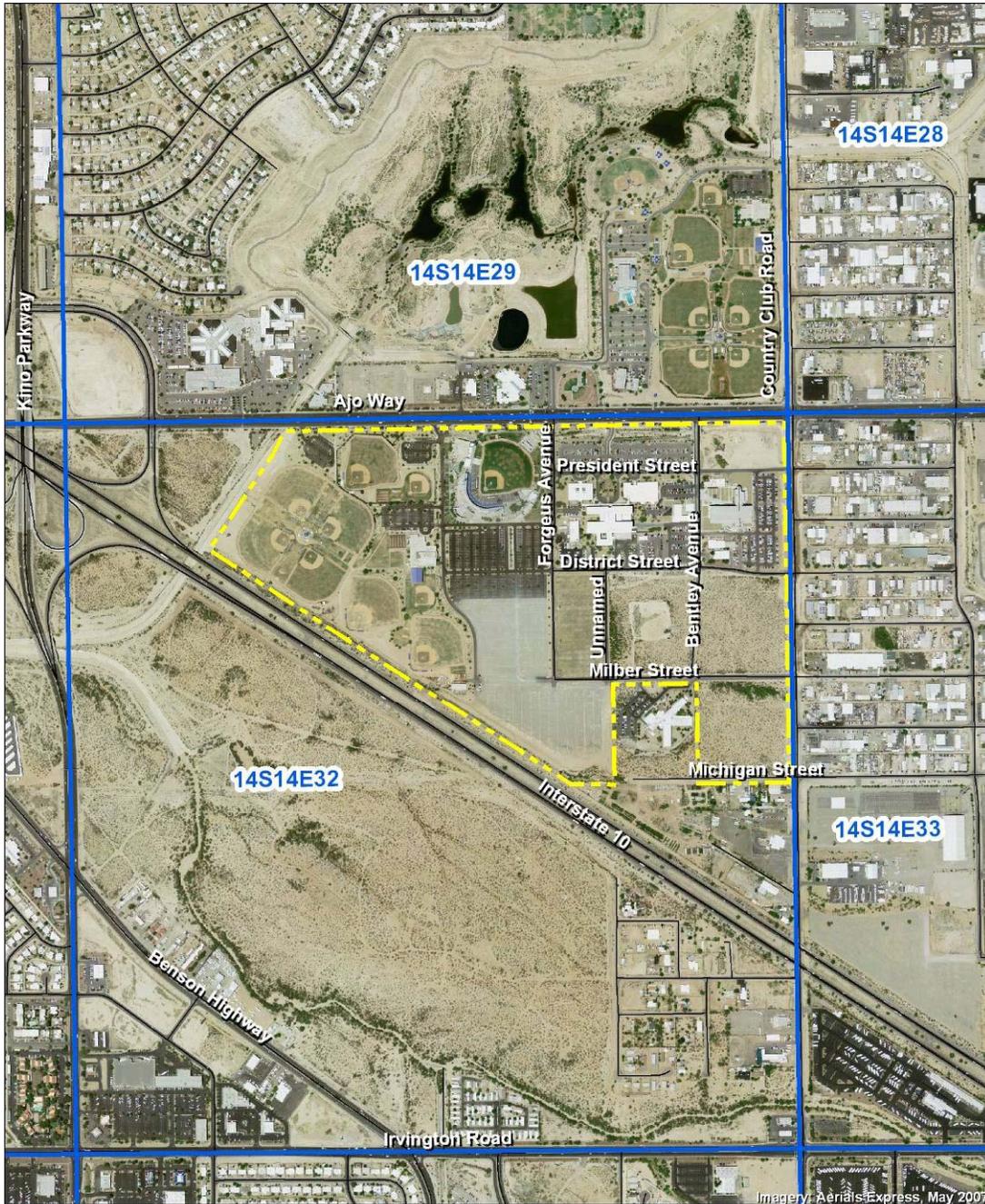
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Source: Pima County Department of Transportation, GIS Division, 2006





Exhibit 2: PAD District Boundary



Legend

-  PAD District Boundary
-  Township, Range, Section
-  Roadways

Imagery: Aerials: Express, May 2007

NORTH




THE PLANNING CENTER

0' 600' 1200'

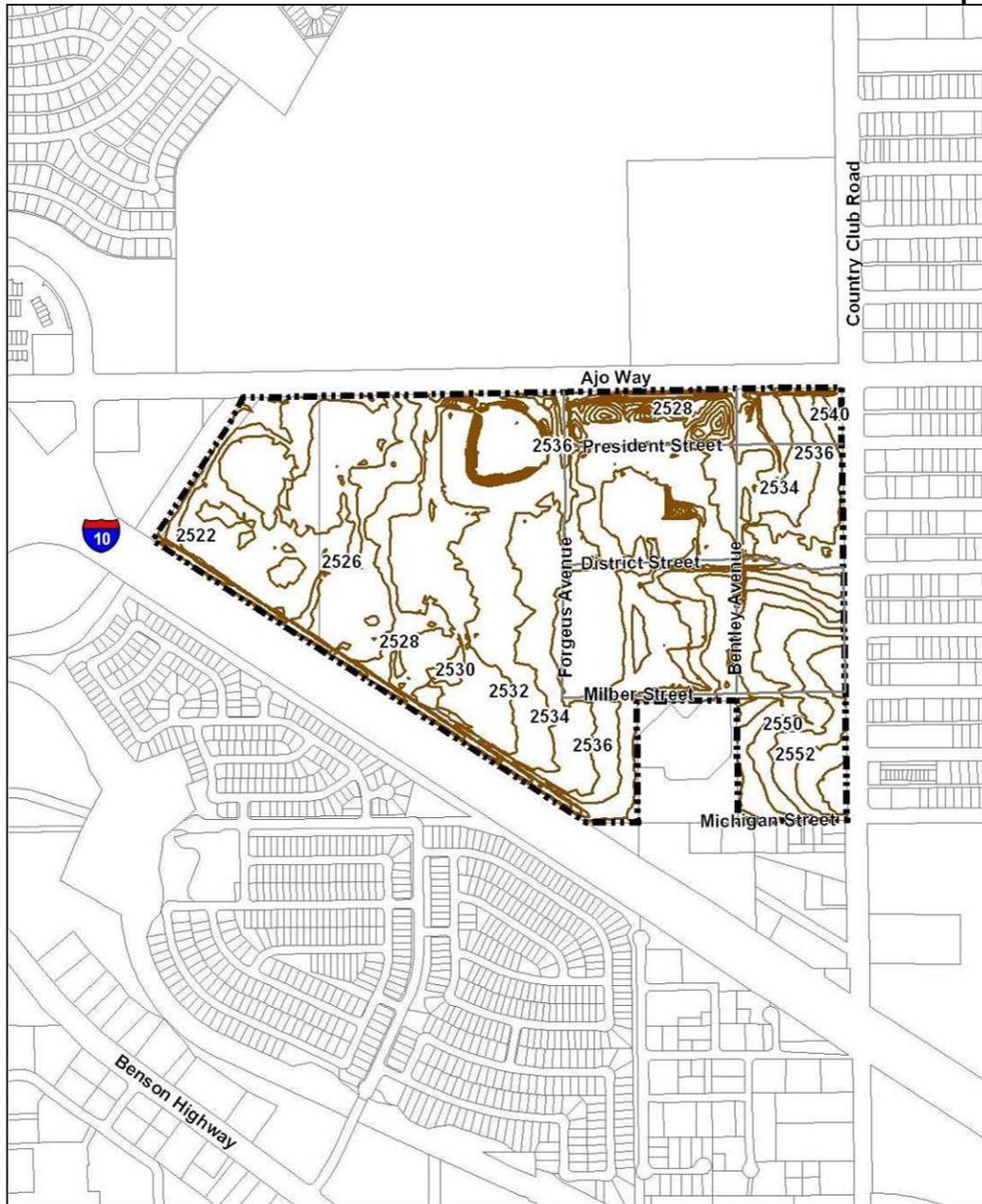


Source: Pima County Technical Services, 2006
Location: PCO-07\exhibits\airial.mxd





Exhibit 3: Topography



Legend
 PAD District Boundary
 2' Contour

NORTH
 THE PLANNING CENTER
0' 500' 1000'
File: PC0-07\topo.mxd

Source: Pima County Department of Transportation, GIS Division, 2006





2.2 Geology and Soils

Based on the Geotechnical Investigation Report completed by Kleinfelder, Inc., and dated December 5, 2000, near-surface soils are found to be primarily of loose to very dense, low plasticity clayey and silty sands. At the depth of approximately 5 feet, layers of medium dense to very dense relatively clean sands are encountered. Varying amounts of gravel exist further from the surface.

According to Pima County Technical Services 2006 data, the proposed PAD is generally covered by the Mohave-Sahuarita-Cave soil association. Table B.1 provides major characteristics of this soil association. (See Exhibit: 4: Soil Associations, page 18.)

Table B.1: Soil Association Characteristics

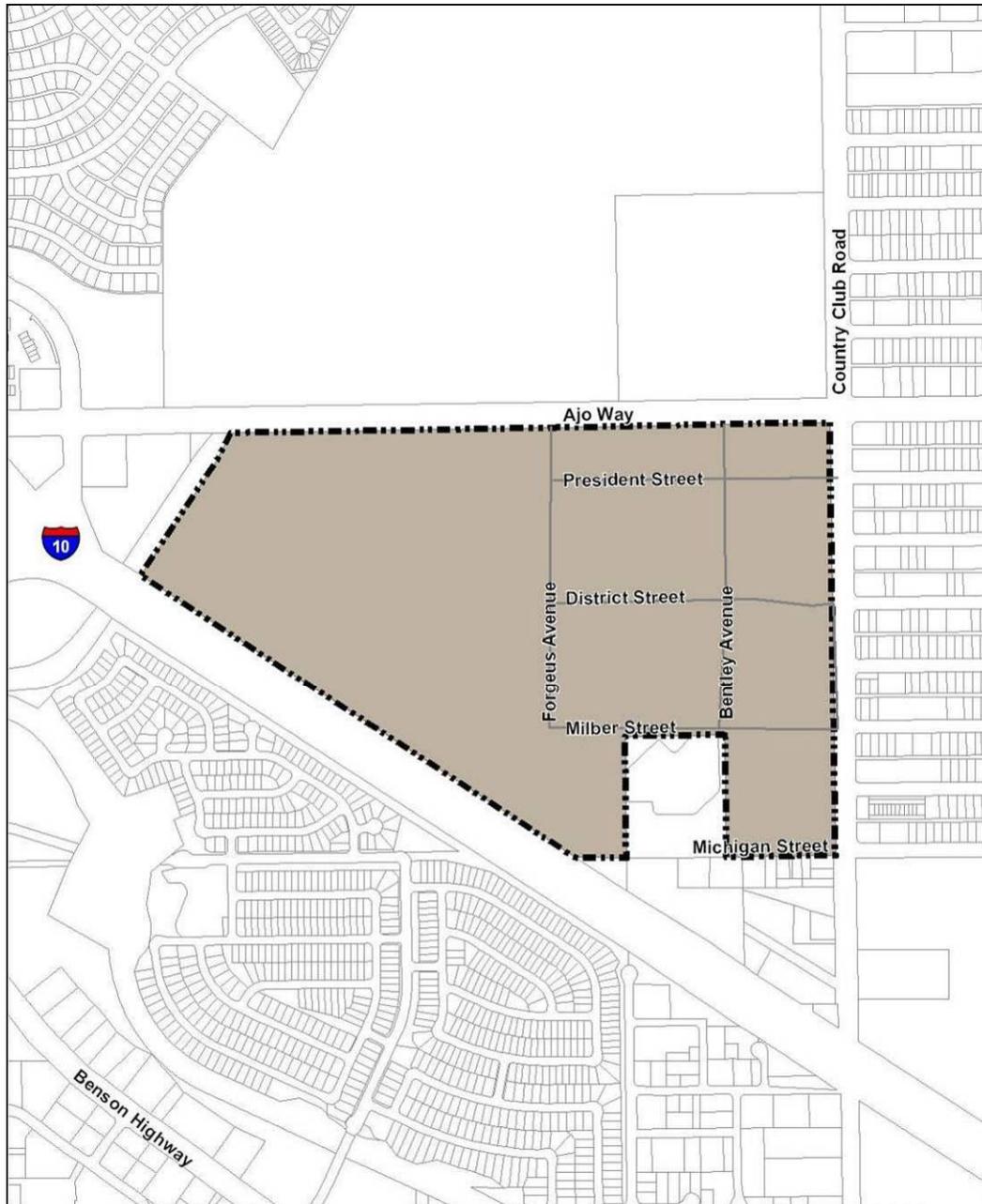
Soil Association	Mohave-Sahuarita-Cave
Characteristics	Mohave soil is deep and well-drained while Cave soil is shallow to a lime-cemented hardpan.
Soil Make Up	The near-surface soil is loose to very dense, described as silty sand
Permeability and Available Water Capacity	Moderate
Runoff Potential	Slow and Medium
Hazard of Erosion	Slight

Source: Soil Survey of Pima County, Arizona, Eastern Part, 1999





Exhibit 4: Soil Associations



Legend

-  PAD District Boundary
-  Mohave-Sahuarita-Cave

NORTH  THE PLANNING CENTER 

0' 500' 1000'

File: pco-07\soils.mxd

Source: Pima County Department of Transportation, GIS Division, 2006
Geotechnical Investigation Report, Kleinfelder, Inc., December 5, 2000





2.3 Hydrology

This subchapter summarizes existing and proposed conditions. The Land Use Plan and Regulations section of this document addresses the PAD detention/retention requirements. Detailed hydrologic analyses that further quantify these discharges and drainage areas will be submitted to the City of Tucson for review and approval during the development plan process for future development. All future development within the PAD process must comply with the City of Tucson Standards Manual for Drainage Design and Floodplain Management, the City's Detention/Retention Manual, the City's Water Harvesting Manual, Development Standard 9-06 (Environmental Resource Report) and other applicable City Development Standards.

2.3.1 Existing On-Site Drainage Conditions

According to the Flood Insurance Rate Map (FIRM) for Pima County, Arizona and Incorporated Areas, Panel 2241 of 4700, Map Number 04019C2241K, revised by Letter of Map Revision (LOMR) Case Number 99-09-1084P issued by FEMA and dated June, 16, 2000, prepared by the Federal Emergency Management Agency, FEMA, the Zone X shaded (500-year floodplain) covers the western and southern portions of the site.

Because the base flood no longer overtops the Julian Wash channel just upstream of Interstate Highway 10 (I-10) and flows to the north across the SPRR, the Special Flood Hazard Area (SFHAs) shown on the north of the SPRR were removed from downstream of Country Club Road to approximately 6,700 feet upstream of Irvington Road. These areas previously designated Zone AO, areas of sheet flow on sloping terrain with average depths ranging from 1 foot to 3 feet, now are designated Zone X shaded (500-year).

Exhibit 5: On-Site and Off-Site Hydrology, page 21, shows Zone X based on Digital Q3 Flood Data developed by FEMA, in accordance to the LOMR mentioned above.

Throughout the project area, water flows mainly from east to west, and the surrounding and interior streets generally lead the flow patterns.

There is one cross drainage structure existing on the property. It is a 120-foot 2-span bridge located at the Country Club Road Station. The 100-year discharge of the drainage structure is 11,397 (cfs), and its inlet headwater elevation is 2521.53. Other cross drainages that affect Country Club Road and convey surface flow are dip sections, sheet flow across the pavement, and existing storm drains at Ajo Way.





2.3.2 Kino Health Campus PAD Master Drainage Report

A Master Drainage Report for the Kino Campus Planned Area Development Southwest Corner of Ajo Way and County Club, 2007 was prepared by RS Engineering with assistance of CMG Drainage Engineering, Inc. This preliminary drainage report provides baseline conditions and is submitted under separate cover. The results of this report are intended to provide the City of Tucson with guidance to review proposed development within the PAD. Additional detailed parcel level analysis will be provided to the City as development occurs.

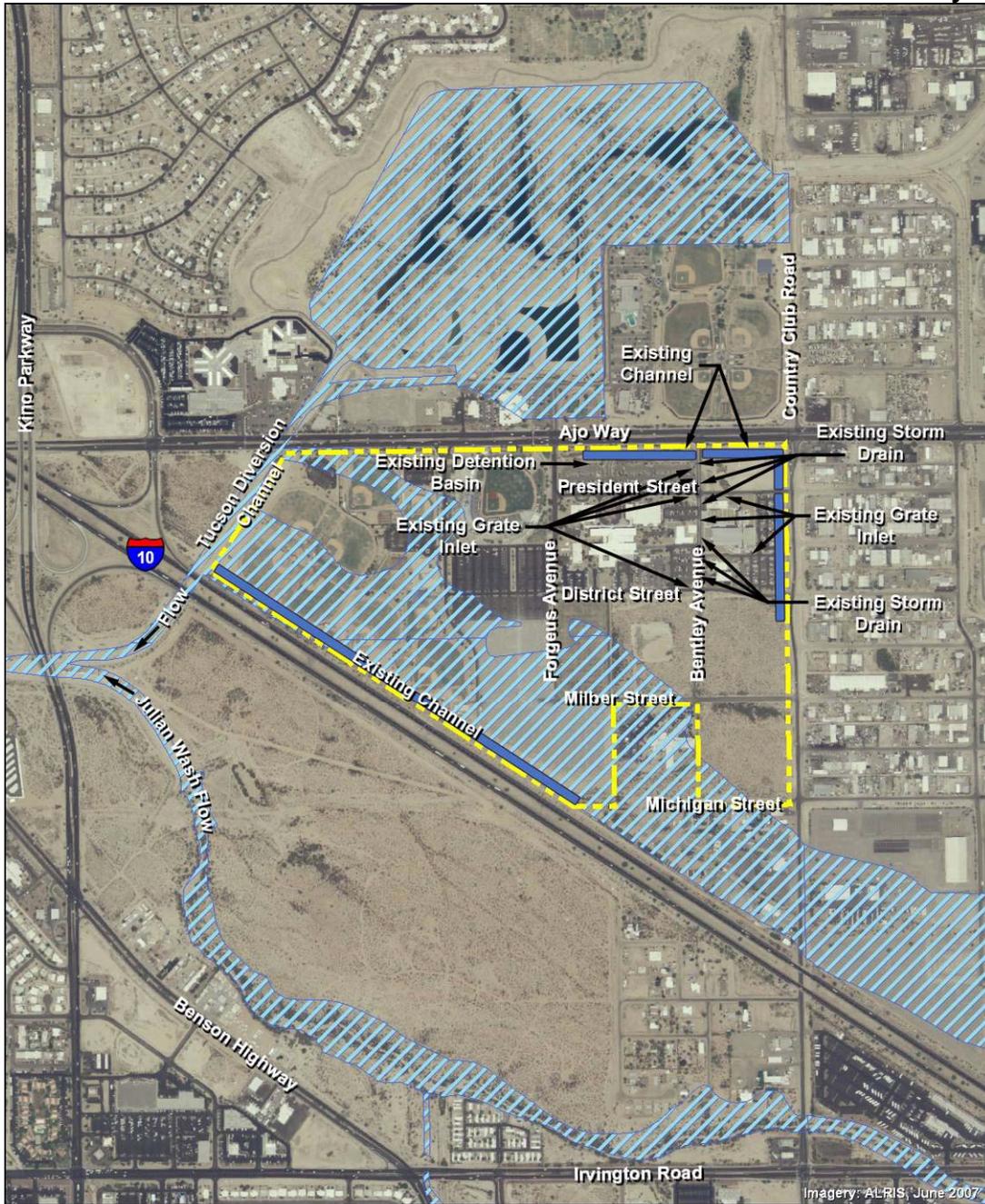
As provided in the drainage report mentioned above, to address the detention/retention requirements, a request for waiver of onsite detention and retention storage requirements has been submitted to the City of Tucson Development Services Department as part of this PAD proposal. The waiver is based on the fact that the property drains directly or indirectly, or through existing constructed channels or storm drains into the Tucson Diversion Channel or the Ajo Regional Detention Basin, west and north of the site respectively.

Additionally, in conjunction with the proposed Forgeus Avenue main line storm drain discussed above, permission is being sought to divert drainage from approximately 37 acres into the Ajo Detention Basin, which currently drains directly into the Tucson Diversions Channel Downstream of the basin. Support for the waiver and flow diversion has been received from the Pima County Regional Flood Control District (RFCD), which owns and maintains the downstream drainage facilities. Copies of the detention/retention waiver request document and RFCD support letter have been included in Appendix C of the drainage report submitted under separate cover.





Exhibit 5: On-site and Off-site Hydrology



- Legend**
- PAD District Boundary
 - Zone X
 - Existing Channel

Sources:
 FIRM for Pima County, Panel 2241 of 4700, Map Number 04019C2241K, FEMA, February 8, 1999 based on LOMR Case Number 99-09-1084P issued by FEMA June, 16, 2000;
 Pima Association of Governments Aerial Imagery, 2005

NORTH

THE PLANNING CENTER

0' 600' 1200'

Location: PCCO-07\exhibits\hydro.mxd





2.3.3 Washes

Several washes exist within a one-mile radius of the PAD. Table B.2: Washes within One-Mile Radius of PAD lists and describes washes located within a one-mile radius of PAD. Exhibit 6 on page 23 delineates these washes.

Table B.2: Washes within One-Mile Radius of PAD

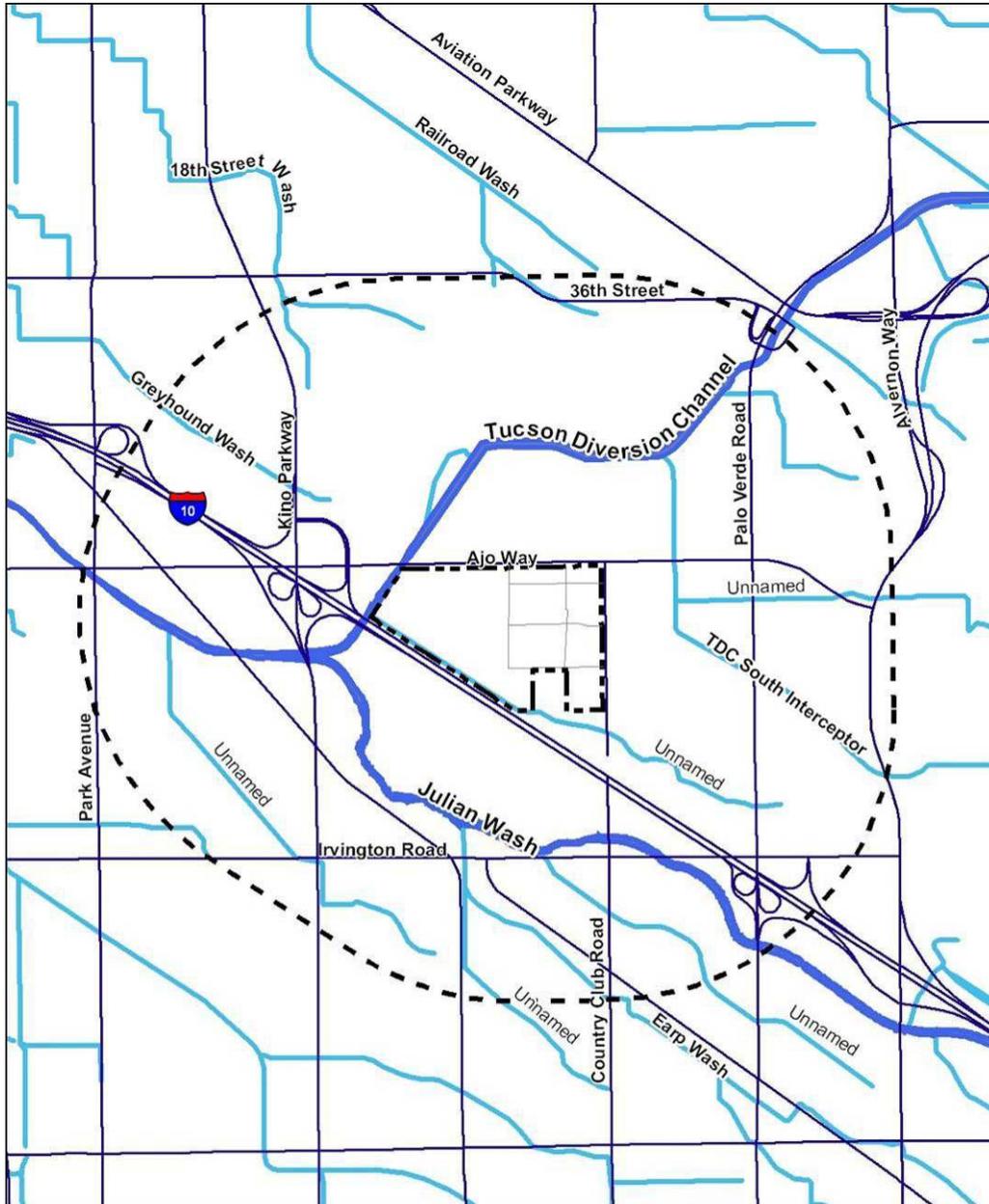
Wash Name	Flow Rate in cubic feet per second (cfs)	Wash Location Relative to PAD
Tucson Diversion Channel	Over 2000 cfs	Bounds PAD to the northwest
Julian Wash	Over 2000 cfs	Approximately ½ mile southwest
Earp Wash	1000-2000 cfs	Approximately ¾ mile south
South Interceptor Canal	Over 2000 cfs	Approximately ½ mile east
Greyhound Wash	500-1000 cfs	Approximately ½ mile northwest
Railroad Wash	500-1000 cfs	Approximately 1 mile north
No Name Wash	Less than 500 cfs	Bounds PAD to the southwest
18th St. Wash	Less than 500 cfs	Approximately 1 mile northwest

Source: Pima County Department of Transportation, GIS Division, 2006





Exhibit 6: Washes



Legend

- PAD District Boundary
- PAD District One Mile Radius
- Major Washes
- City Washes

NORTH

THE PLANNING CENTER

0' 1,500' 3,000'

Location: PCO-07\exhibits\washes.mxd

Source: Pima County Department of Transportation, GIS Division, 2006
 Pima Association of Governments Aerial Imagery, 2005





2.4 Vegetation and Wildlife

2.4.1 Vegetative Communities and Associations

The Pima County Sonoran Desert Conservation Plan MapGuide identifies two vegetative communities within the PAD: Agricultural/Developed/Water/Bare Ground and Sonoran Desert Scrub. The majority of those areas identified as Sonoran Desert Scrub are developed, graded or disturbed. Much of the site contains dispersed vegetation within small landscaped islands, medians and buffers.

Several areas of the project site contain Xeroriparian habitat, as mapped by Pima County. However, as indicated in Exhibit 7: Vegetation Density, page 25, nearly all of the mapped Xeroriparian areas are developed or graded. The single exception is a small area of isolated vegetation located immediately south of Milber Street, west of Country Club Road.

2.4.2 Significant Cacti and Groups of Trees and Federally listed Threatened or Endangered Species

According to information provided by the Arizona Game and Fish Department (AGFD), the Data Management System has been accessed, and current records show that there are no significant cacti, groups of trees, or federally listed threatened or endangered species on-site. The AGFD will be provided with the opportunity to review development proposals during the development process of future development proposed within the PAD.

2.4.3 Vegetation Density

Although most of the site has been graded or disturbed, there is one area of medium density vegetation. This area is located directly south of East Milber Street. Exhibit 7 on page 25 shows approximate on-site vegetation densities based on site visits and aerial imagery.

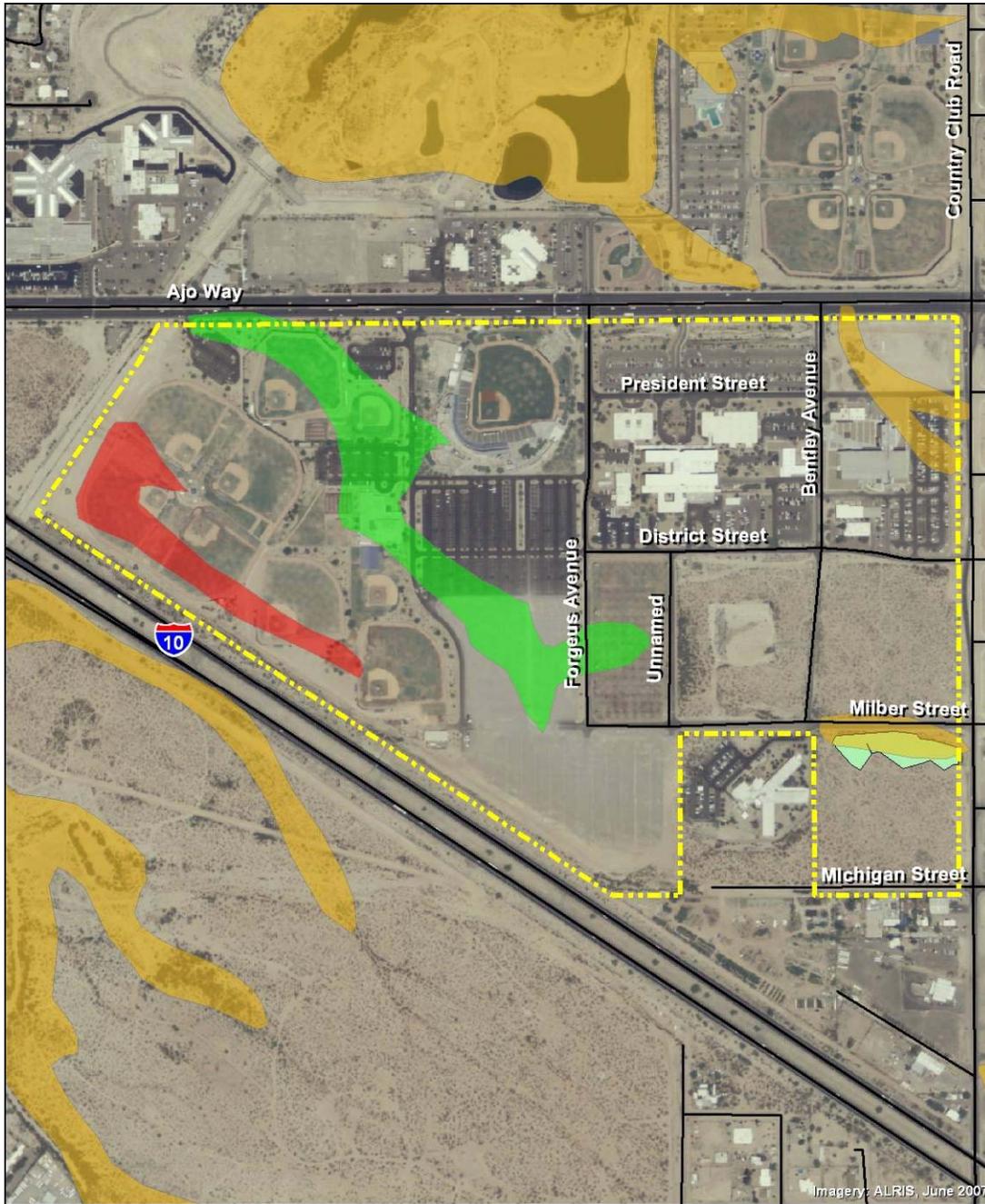
2.4.4 Wildlife Habitats

According to information provided by the AGFD, the Data Management System has been accessed, and current records show that there are no significant wildlife habitats, federally listed, threatened or endangered species on-site. The AGFD will be provided with the opportunity to review development proposals during the development process of future development proposed within the PAD.





Exhibit 7: Vegetation Density



Legend

PAD District Boundary

Medium Density Vegetation

Pima County Xeroriparian Habitat

A

B

C



0' 375' 750'

File: PCO-07\vegetation.mxd

Sources: Site Visit 2006; Pima County Department of Transportation, GIS Division, 2006





3. Existing Transportation and Circulation

3.1 Existing Circulation and Road System

3.1.1 Proposed Highway and Major Road System Improvements

The Arizona Department of Transportation (ADOT) is in the process of conducting a corridor study for Interstate 10 between Interstate 19 and the Cochise County line for the design year of 2030. The corridor study will document existing and future (2030) transportation conditions, needs, and deficiencies. As part of this study, corridor infrastructure improvements will be identified to resolve deficiencies for future travel demands. Because the study is in draft form, Interstate 10 improvements are not currently programmed into the 2030 Pima Association of Governments (PAG) Regional Transportation Plan (RTP). However, initial data from ADOT staff indicates that the mainline I-10 may need to be widened to 10 lanes near the PAD location. In addition, a new interchange is being planned at Country Club Road and the existing Kino Parkway/Ajo Way interchange may be reconstructed.

Per the RTP, Country Club has been improved from Irvington Road to Milber Street adjacent to the project site. Roadway construction on Country Club from Milber to 36th may occur in the future if and when funding is obtained. The RTP also provides that East Ajo Way will be improved from 6th Avenue to Kino Boulevard from four to six lanes after the year 2020.

3.1.2 Existing Off-Site Streets Serving the PAD

This subsection provides brief descriptions of the existing off-site streets providing access to the PAD. Characteristics of these streets are provided in Table B.3: Existing Roadways On-Site and within One-Mile of the PAD. Exhibit 8 on page 29 shows existing roadways serving the PAD.

Interstate 10

Interstate 10 (I-10) is a functionally classified interstate route oriented southeast-northwest adjacent to the southern property boundary. On-and off-ramps to access I-10 are located northwest of the site on East Ajo Way and South Kino Parkway.

South Kino Parkway

South Kino Parkway is a gateway route, which is also classified as an urban principal arterial that runs north and south to the west of the site. It provides access to downtown Tucson and Tucson International Airport.





East Ajo Way

East Ajo Way is an arterial road oriented east and west, bounding the site to the north. A pedestrian bridge connects the south side of East Ajo Way to the north side near Forgeus Avenue.

South Country Club

South Country Club is an arterial roadway that bounds the site to the east. It runs north-south and has undergone recent improvements between Interstate 10 and Ajo Way.

East Michigan

East Michigan Street is a local east-west, dead-end street that bounds the property to the south.





Table B.3: Existing Off-Site Roadways within One Mile of the PAD

ROADWAY NAME	Interstate 10	South Kino Parkway	East Ajo Way	South Country Club Road	East Michigan Street (east of Country Club)	East District Street (east of Country Club)	East Milber Street (east of Country Club)	East President Street (east of Country Club)
FUNCTIONAL CLASSIFICATION	Urban Interstate	Urban Principal Arterial	Urban Principal Arterial	Urban Arterial	Local Road	Local Road	Local Road	Local Road
EXISTING ROW (ft)	300	150	150	135 (150 at Ajo/Country Club intersection)	40	80	80	80
TRAVEL LANES	4 plus median	6 plus median and ramp	6 plus median	2	2	2	2 plus turning lane	2
SPEED LIMIT	55	40	40	40	15	15	25	25
Average Daily Trips (ADT)	75,800	40,700	21,800	Not Available	Not Available	Not Available	Not Available	Not Available
OWNERSHIP	ADOT	City of Tucson	East of Country Club: Pima County; West of Country Club: City of Tucson	City of Tucson owns west half; Pima County owns east half (City of Tucson maintains through IGA)	City of Tucson	Pima County	Pima County	Pima County
SURFACE CONDITION	Paved	Paved	Paved	Paved	Paved and Dirt	Paved	Paved	Paved
PROGRAM FOR IMPROVEMENTS	No	No	Yes	Yes	No	No	No	No
SIDEWALKS	No	No	Yes	No	No	No	No	No
BICYCLE LANES	No	Yes	Yes	No	No	No	No	No
CURBS	No	Yes	Yes	No	No	Curb on north side	Yes	No
GUTTERS	No	Yes	Yes	No	No	No	No	No

Source: City of Tucson Transportation Department and Pima Association of Governments, 2006





Exhibit 8: Existing Roadways



Source: Pima County Department of Transportation, GIS Division, 2006
Pima Association of Governments, Functional Classification of Roadways, 2005





3.1.3 Existing Streets within the PAD

This subsection provides brief descriptions of existing streets within the PAD. Exhibit 8 on page 29 maps the location of these on-site streets, which are all privately owned and maintained.

South Forgeus Avenue

South Forgeus Avenue is a north-south private street providing access from East Ajo Way to the Tucson Electric Park Sports Complex and the UPH Hospital at Kino.

Bentley Avenue

Bentley Avenue is a north-south private street within the PAD providing access from Ajo Way and connecting East District Street to Milber Street.

East District Street

East District is a private street oriented east and west and provides access into the PAD from South Country Club Road.

East Milber Street

East Milber is a private street providing access into the PAD from South Country Club Road. It is an east-west local road.

East President Street

East President Street is a private, east-west oriented street within the PAD connecting Forgeus Avenue to Country Club Road.





3.2 Multi-modal Facilities

3.2.1 Public Transportation

Two major bus lines run directly through the PAD: Bus Routes number 2 and number 11. These bus lines provide an alternative transportation option to this major employment center. There are five sheltered and six unsheltered bus stops in the PAD. Table B.4 describes these bus routes. Exhibit 9 on page 32 shows existing bus routes serving the PAD.

Table B.4: Public Transportation

Bus Route Number	Bus Route Name	Provides Access to and from:
2	Cherry/Country Club	Downtown Tucson Southwest Tucson
11	Alvernon Way	Tucson International Airport North Tucson

Source: Sun Tran Website, 2006.

3.2.2 Bicycle Routes

There are several bicycle routes serving the PAD and providing alternative access and connectivity. Existing bicycle routes are listed on Table B.3: Existing Roadways On-Site and within One-Mile of the PAD and depicted on Exhibit 10: Bicycle Routes and Pedestrian Ways, page 33.

3.2.3 Pedestrian Ways

There are several sidewalks and pedestrian ways providing alternative access and connectivity to the PAD. Existing sidewalks and pedestrian ways are listed on B.3: Existing Roadways On-site and within One-Mile of the PAD and identified on Exhibit 10: Bicycle Routes and Pedestrian Ways, page 33.





Exhibit 9: Bus Routes



Legend

- PAD District Boundary
- Alvernon Bus Route #11
- Cherrybell/Country Club Bus Route #2
- Bus Stops

Source: Pima County Department of Transportation, GIS Division, 2006; Sun Tran Website, 2006

NORTH
 THE PLANNING CENTER
 0' 600' 1200'
 File: PCO-07/routes.mxd





Exhibit 10: Bicycle Routes and Pedestrian Ways



Legend

- PAD District Boundary
- Existing Pedestrian Bridge
- Bike Routes
- Tucson Diversion Channel Trail

NORTH

0' 600' 1200'

File: pco-07/routes.mxd

Source: Pima County Department of Transportation, GIS Division, 2006





4. Existing Land Use and Zoning

4.1 Existing Land Uses

4.1.1 Existing On-site Land Uses

Existing uses on-site include: (1) major medical services and associated uses, such as outpatient clinics, forensic laboratory, and morgue; (2) behavioral health services; (3) County health care administration offices; (4) recreation; and (5) vacant land.

The UPH Hospital at Kino includes outpatient clinics currently located to the north and east of the main hospital building. The COPE services facilities are located north of the new County administration building, east of Bentley Avenue. The existing County health care administration and forensic unit and morgue are located at the intersection of District Street and Bentley Avenue. These uses are located in the north and eastern portions of the PAD.

Medical and recreation uses are separated by Forgeus Avenue. The southeastern portion of the PAD consists primarily of vacant land, with one soccer field located directly south of the hospital. Exhibit 11 on page 35 shows existing on-site land uses.

4.1.2 Existing Off-site Land Uses (within 150 feet)

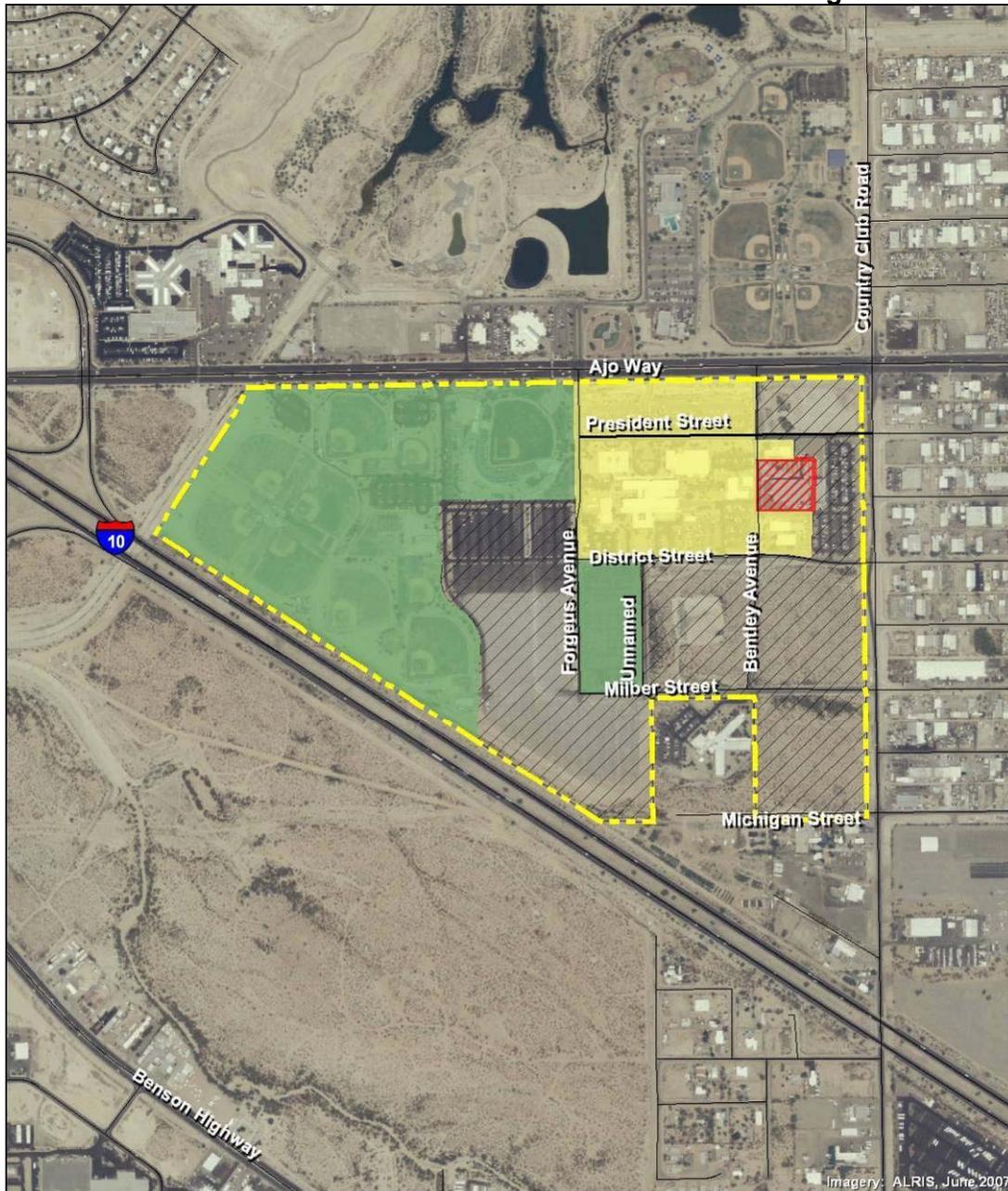
Exhibit 12 on page 36 shows off-site land uses within 150 feet of the PAD. These uses include:

North:	Public, recreation and commercial uses.
South:	Residential (long-term care) Use
East:	Commercial and Industrial uses within the Airport Redevelopment Area
West:	Multi-Use Path, Vacant (Approved Commercial Development at Bk. 22, Pg.29)





Exhibit 11: Existing On-site Land Uses



Legend

- PAD District Boundary
- Office
- Medical Services
- Recreation
- Vacant



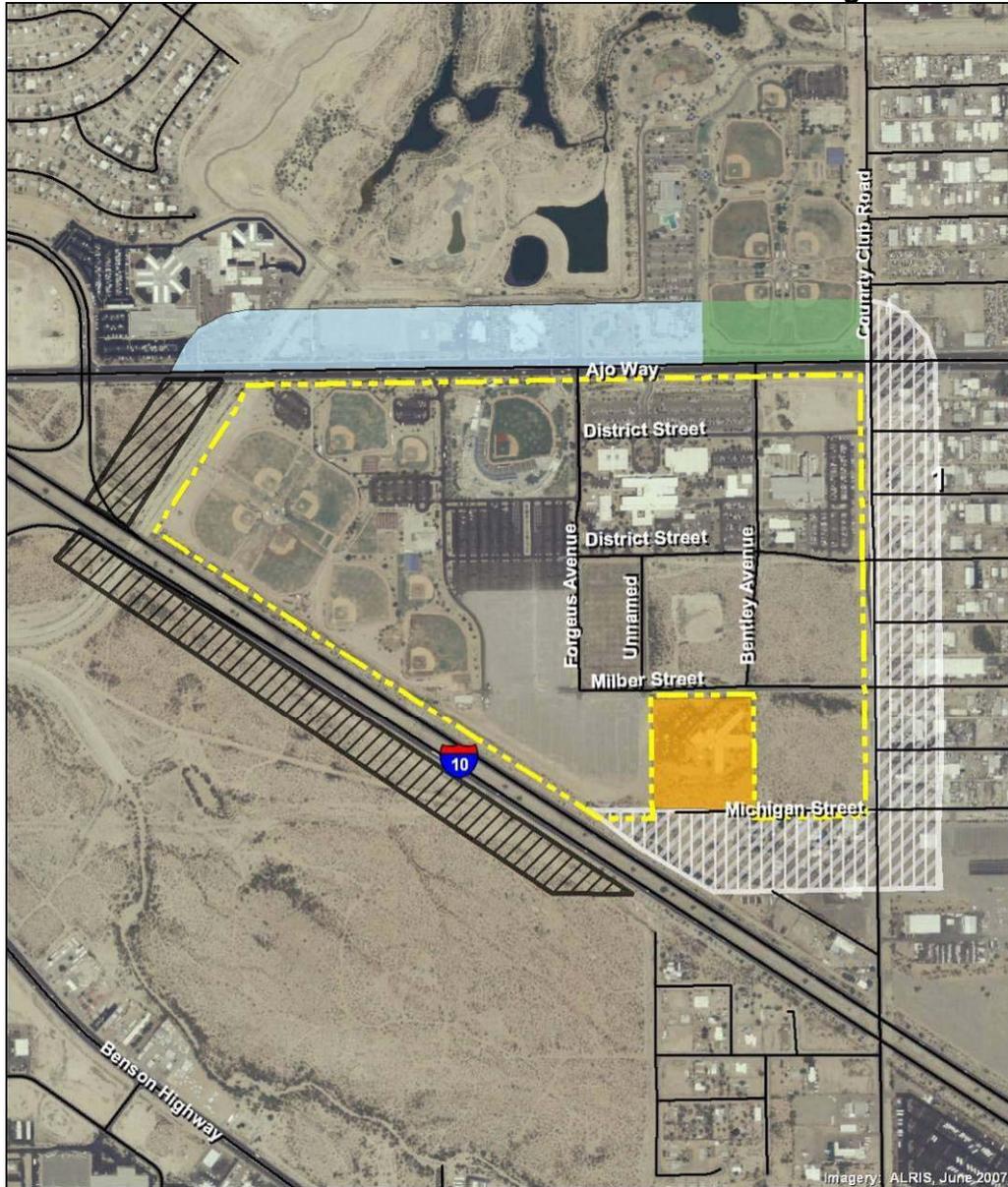
Location: pco-07/landuse

Sources: Pima County Facilities Planning Department, 2006
Pima Association of Governments Aerial Imagery, 2005





Exhibit 12: Existing Off-site Land Uses



Legend

- PAD District Boundary
- High Intensity Commercial/Industrial
- Residential (Long-term Care)
- Public/Institutional
- Recreation
- Vacant

NORTH

THE PLANNING CENTER

0' 500' 1000'

Location: PCCO-071anduse.mxd

Sources: Pima County Facilities
 Planning Department, 2006
 Pima Association of Governments Aerial
 Imagery, 2005
 Site Visit, 2006





4.2 Existing On-Site Zoning, Buildings and Structures

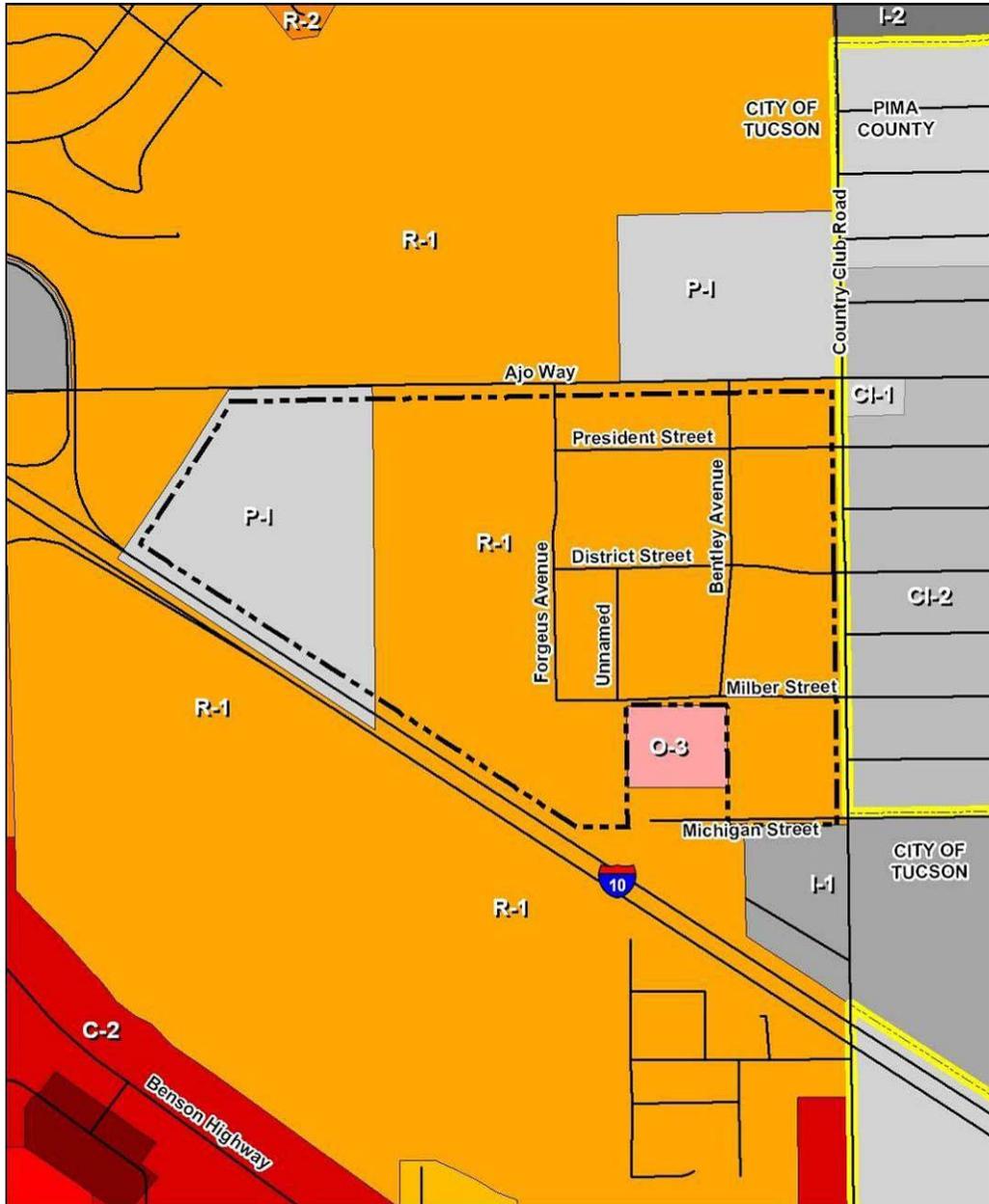
The existing on-site zoning includes 146 acres of R-1 (Residential) and 38 acres P-I (Light Industrial). The Pima County (PC), City of Tucson (COT) jurisdictional limit lies at the eastern boundary of the proposed PAD, along South Country Club Road. See Exhibit 13: Zoning, page 38.

All existing buildings within the PAD are located within Assessor's Parcel Number 132-19-1420, which is currently zoned R-1. An inventory of on-site buildings and structures is provided on Table B.5: Existing On-site Building Inventory (page 39) and identified on Exhibit 14 (page 40).





Exhibit 13: Zoning



Legend

- Site Boundary
- Jurisdictional Limits
- City of Tucson Zoning**
 - R-1 Single Family Residence
 - R-2 Medium Density Residential
 - I-2 Heavy Industrial
- Pima County Zoning**
 - O-3 Office
 - C-2 General Commercial
 - P-1 Park Industrial
 - I-1 Light Industrial
 - CI-1 Light Industrial/Warehouse
 - CI-2 General Industrial

NORTH

0' 500' 1000'

THE PLANNING CENTER

File: PCO-07/zoning.mxd

Sources: Pima County Transportation Department, GIS Division, 2006





Table B.5: Existing On-site Building Inventory

Building	LUC Use	Current Square Feet	Existing Building Height	Existing Loading Zone (dimension)	Existing Accessible Parking (dimension)
UPH Hospital	Medical Service-Major	320,000	78.5 feet	3 (12'x55')	6 (8'-7"x19') 14 (9'x18')
UPH Outpatient Clinics	Medical Service-Outpatient	80,000	14 feet	(shared with UPH Hospital)	8 (9'x18') 10 (9'x19')
COPE Building/Eligibility Warehouse	Medical Service-Outpatient & Storage	7,784	22 feet	2 (12'x55')	5 (9'x18')
Abrams Public Health Center	Admin/Professional Office	200,000	72 feet	3 (12'x35')	16 (9'x16') 10 (9'x18')
Central Plant	Utilities	2,500	24 feet	(shared with UPH Hospital)	-
Forensic Science Center	Medical Service-Major & Admin/Professional Office	13,700	24 feet	(shared with Abrams Public Health Center)	1 (8'-6"x18') 2 (9'x20')
New Psychiatric Hospital	Medical Service-Major	144,000	57.5 feet	(shared with Crisis Response Center)	23 (8'-7"x19')
Crisis Response Center	Medical Service - Outpatient	64,000	38 feet	3 (12'x27')	43 (8'-7"x19')
Sports Medicine Building	Medical Service - Outpatient	10,600	25	2 (12'x30')	2 (9'x18')
Tucson Electric Park	Recreation	51,428	40	7 (10'x35')	3 (9'x20') 49 (8'x20')
White Sox Club House	Recreation	35,000	31	1 (11'-8"x24')	3 (9'x20')

Source: Field Inventory, July 2006. Pima County Facilities Management, 2006

Notes:

1. The total number of beds at the UPH Hospital at Kino is 250 beds. This total includes 200 existing beds and 50 additional beds as part of the approved hospital expansion.
2. The new Psychiatric Hospital (144,000 sq. ft.), planned to be under construction Spring 2009, includes a total of 100 beds and the new Crisis Response Center (64,000 sq. ft.) includes 16 beds and 20 resting rooms.
3. Existing loading zone spaces and accessible parking spaces were determined based on the proximity to an existing building. Spaces may be shared between buildings in some cases. All spaces are identified within the (24"x36", folded) Accessible Parking and Loading Zone Areas exhibit provided in the back of this document.





Exhibit 14: On-site Buildings and Structures



Legend

- PAD District Boundary
- Existing Facility

- On-Site Facilities
- 1 UPH Hospital
 - 2 UPH Outpatient Clinics
 - 3 COPE Building/ Eligibility Warehouse
 - 4 Abrams Public Health Center
 - 5 Central Plant
 - 6 Forensic Science Center
 - 7 New Psychiatric Hospital
 - 8 Crisis Response Center

- 9 Sports Medicine Building
- 10 Tucson Electric Park
- 11 Chicago White Sox Clubhouse

NORTH

 0' 500' 1000'
 Location: PCO-07/facilities.mxd

Sources: Pima County Facilities Planning Department, 2006
 Pima Association of Governments Aerial Imagery, 2005





4.3 Existing Off-Site Zoning, Buildings and Structures

Existing off-site zoning within 150 feet of the PAD is shown on Exhibit 13, page 38. Existing off-site buildings and structures are identified in Exhibit 15, page 42. The same information is summarized in the table below:

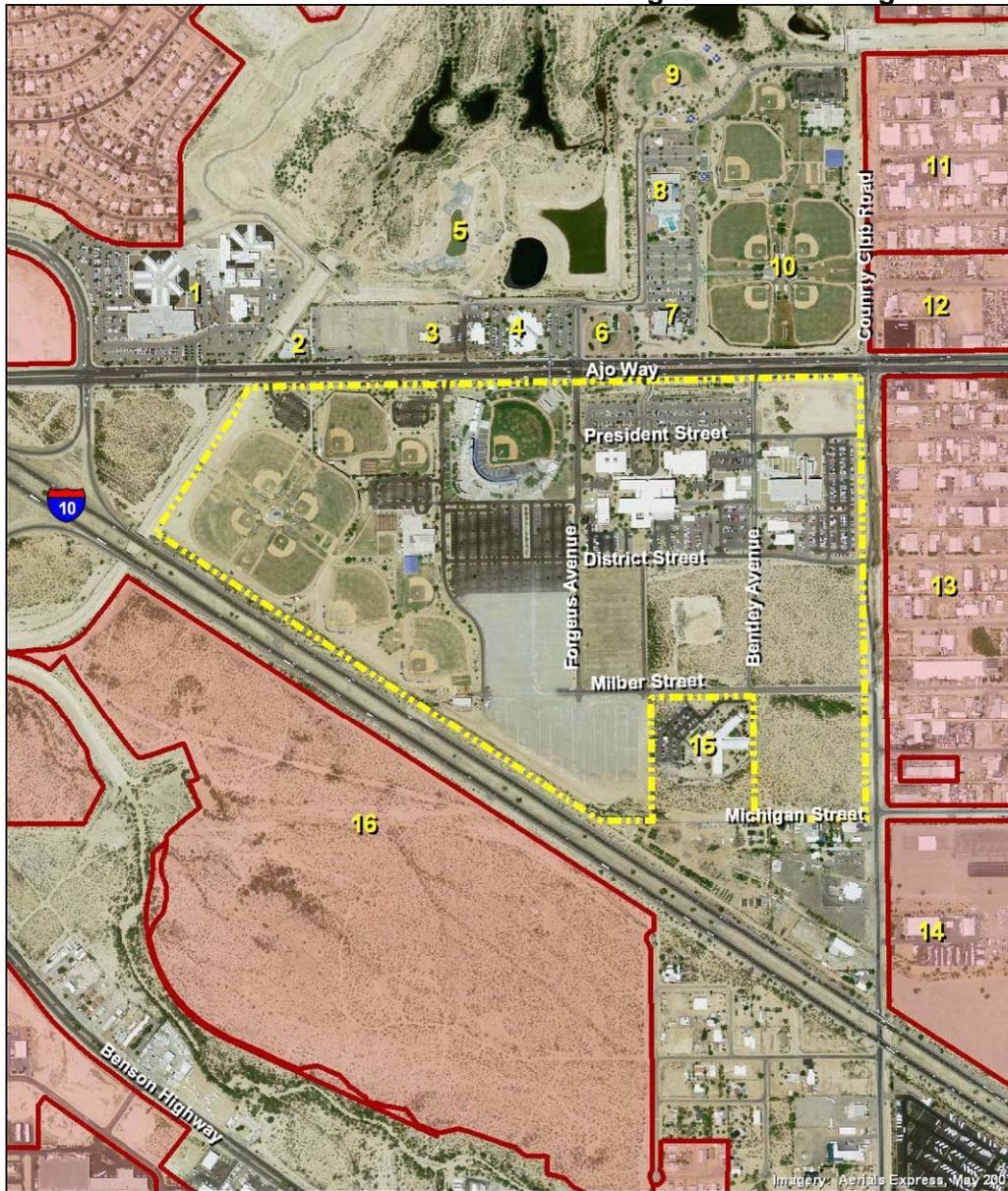
Table B.6: Existing Off-Site Zoning, Buildings and Structures

	Zoning (Land Use)	Existing Buildings
North:	P-I (COT, Light Industrial), R-1 (COT, Residential)	Pima County Teen Center Kino Veteran’s Memorial & Community Center Juvenile Detention Center Ajo Flood Detention Basin Sam Lena Park Pima County Juvenile Court Pima County Sheriff’s San Xavier District Pima County Attorney and Public Defenders office Diamondbacks Practice Facility
South:	O-3 (COT, Office), I-1 (COT, Light Industrial) R-1 (COT, Residential)	La Colina Healthcare
East:	CI-1 (PC, Light Industrial) CI-2 (Warehouse)	Commercial and Industrial Buildings
West:	R-1 (COT, Residential)	Multi-Use Path, Vacant



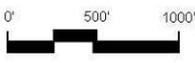


Exhibit 15: Existing Off-site Buildings and Structures



Legend

- | | | |
|--|--|--------------------------------|
|  PAD District Boundary | 4 Pima Country Adult Probation | 13 Industrial Park Sites |
|  Existing Subdivision Plat | 5 Ajo Detention Basin | 14 Southwest Gas Business Park |
|  Existing Off-Site Facilities | 6 Veteran's Memorial | 15 La Colina Nursing Home |
| 1 Pima County Juvenile Court Complex | 7 Kino Service Center and Teen One Stop Center | 16 Irvington Place |
| 2 Pima County Attorney and Public Defender's Office | 8 Veteran's Memorial Community Center | |
| 3 Pima Country Sheriff's San Xavier District | 9 Sam Lena Park | |
| | 10 Diamondback's Practice Facility | |
| | 11 Sunny Acres | |
| | 12 Foresite Industrial Sites | |

 NORTH
 THE PLANNING CENTER

 Location: PCO-071anduse.mxd

Sources: Pima County Facilities Planning Department, 2006
 Pima Association of Governments Aerial Imagery, 2005





5. Open Space, Recreation, Parks and Trails (within 1 mile)

This chapter identifies open space, recreation, parks, and trails within one mile of the PAD. Exhibit 16, page 45, shows the location of open space, recreation, parks and trails identified in Table B.7.

5.1 Existing Open Space

There is currently no improved or natural preserved open space within the PAD.

The Ajo Detention Basin is an ecosystem restoration project, located directly north of the proposed site, adjacent to Kino Veterans Memorial Community Center. Within its 120-acre flood control basin, the project re-establishes 27 acres of wetlands and riparian habitat.

5.2 Existing Recreation Facilities

The Kino Veterans Memorial Sports complex is a recreation facility located on and off of the proposed PAD site and spans over 150 acres.

5.3 Parks, Trails and Trail Access

5.3.1 Existing and Proposed Parks

Table B.6 lists all parks located within the vicinity of the PAD.

5.3.2 Existing and Proposed Trails and Trail Access

There is a multi-use path to the west of the property. This path runs from the southwest to the Kino Veterans Memorial Community Center. Within the Community Center there is a 2.2 mile paved walking and biking trail that is adjacent to a riparian habitat. Exhibit 16, page 45, shows existing trails within 1 mile of the PAD.





Table B.7: Parks and Type of Recreation

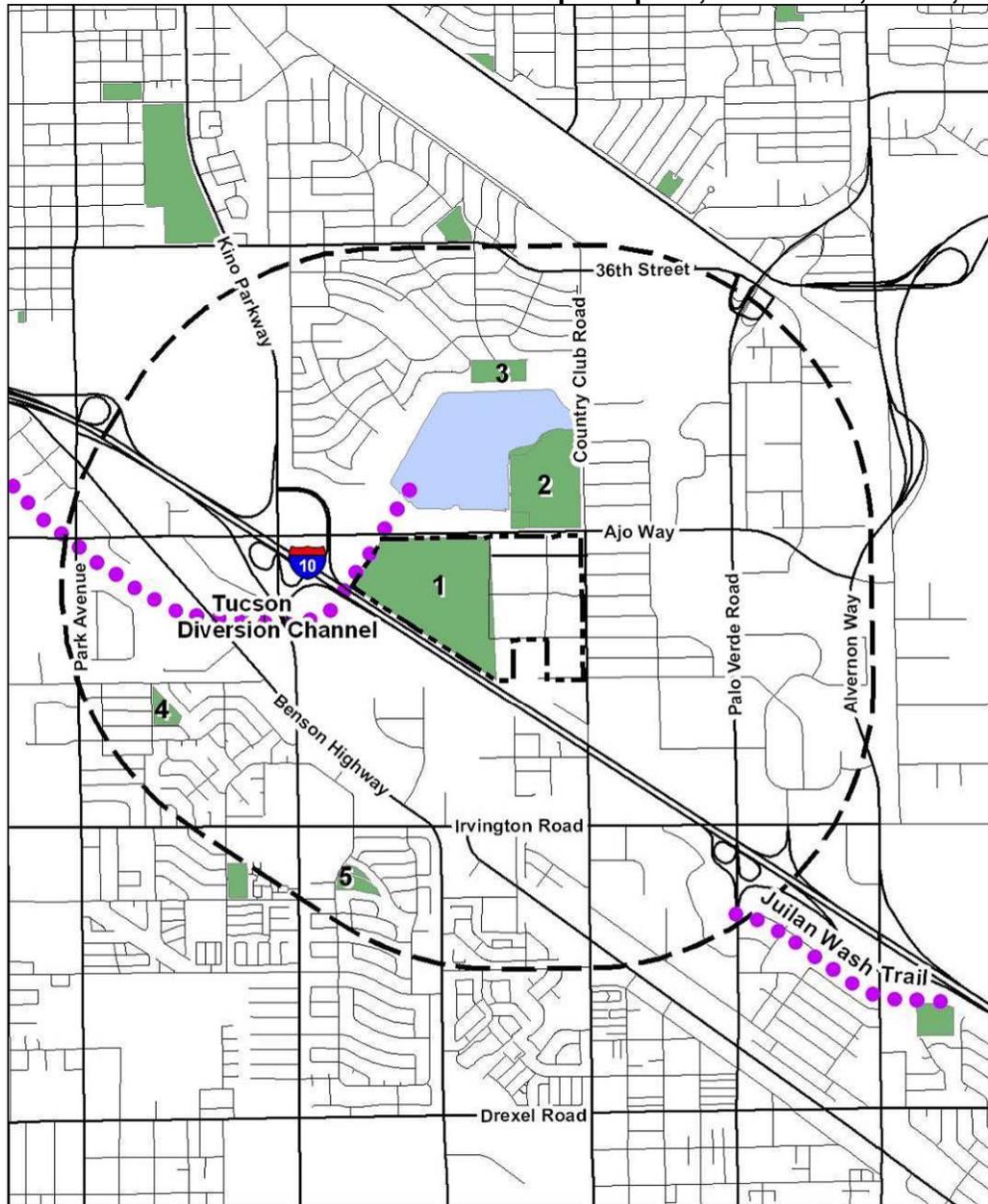
Parks	Type of User-based or Activity-based Recreation
Kino Veterans Memorial Sports Complex and Tucson Electric Park	Spring Training Center Host of Minor League Baseball Games Outdoor Concerts and Community Festivals
Kino Veteran Memorial Community Center/Sam Lena Park	Playgrounds, Ramadas and Picnic Tables Concession Building and Fitness Center Volleyball and Basketball Courts, Lighted Softball and Baseball Fields Aerobic, Dance, and Art Studios Preschool and Meeting Rooms 2.2-mile Paved Walking and Biking Trail and Swimming Pool
James Thomas Park	Neighborhood Park with Playground, Picnic Sites, and Barbeque Grills Multi-Use Field and Lighted Basketball and Tennis Courts
Bravo Park	Neighborhood Park with Playground, Picnic Sites, and Barbeque Grills Basketball Court and Multi-Use Field
Desert Shadows Park	Neighborhood Park with Playground and Picnic Sites Youth Baseball Field

Source: Pima County Parks and Recreation Department, 2006





Exhibit 16: Open Space, Recreation, Parks, and Trails



Legend

- | | | | | | |
|--|-----------------------|---|--|---|---------------------|
| | PAD District Boundary | 1 | Kino Veterans Memorial Sports Complex & Tucson Electric Park | 4 | Bravo Park |
| | Trails | 2 | Kino Veterans Memorial Community Center/Sam Lena Park | 5 | Desert Shadows Park |
| | Detention Basin | 3 | James Thomas Park | | |
| | Parks | | | | |
| | One Mile Radius | | | | |

NORTH

0' 1500' 3000'

File: PCO-07recreation.mxd

Sources: Pima County Transportation Department, GIS Division, 2006





6. Community, Public, and Educational Facilities

The following chapter identifies community, public, and educational facilities located within the vicinity of the PAD. Exhibit 17 on page 48 shows the location of these facilities.

6.1 Community Resources

The Quincie Douglas Public Library is located at the northwest corner of 36th Street and Kino Parkway.

6.2 Public Facilities

The closest U.S. Postal Service office is approximately 1.6 miles from the PAD. This facility is located in the Old Pueblo Annex at 801 East 47th Street. Its location is mapped on Exhibit 17, page 48.

6.3 Educational Facilities

The proposed PAD is located within the Tucson Unified School District. There are three schools within a one-mile radius of the PAD:

- Pima Vocational High School, which is a county run “school-to-work” charter school located at 2805 East Ajo Way, directly north of the PAD.
- Utterback Middle School is about 1.3 miles north of the PAD, located at 3233 South Pinal Vista,
- Cavett Elementary School located at 2120 Naco Vista Drive, is approximately one mile north of the PAD.
- The Celestino Fernandez Learning Center, which is part of a statewide school system called the PPEP Tech High School, and is located at 1840 East Benson Highway.

6.4 Health Care Facilities

The UPH Hospital at Kino Health Campus located on the proposed PAD is a full-service hospital and an outpatient treatment facility serving the region.





6.5 Fire, Police and Emergency Vehicle Services

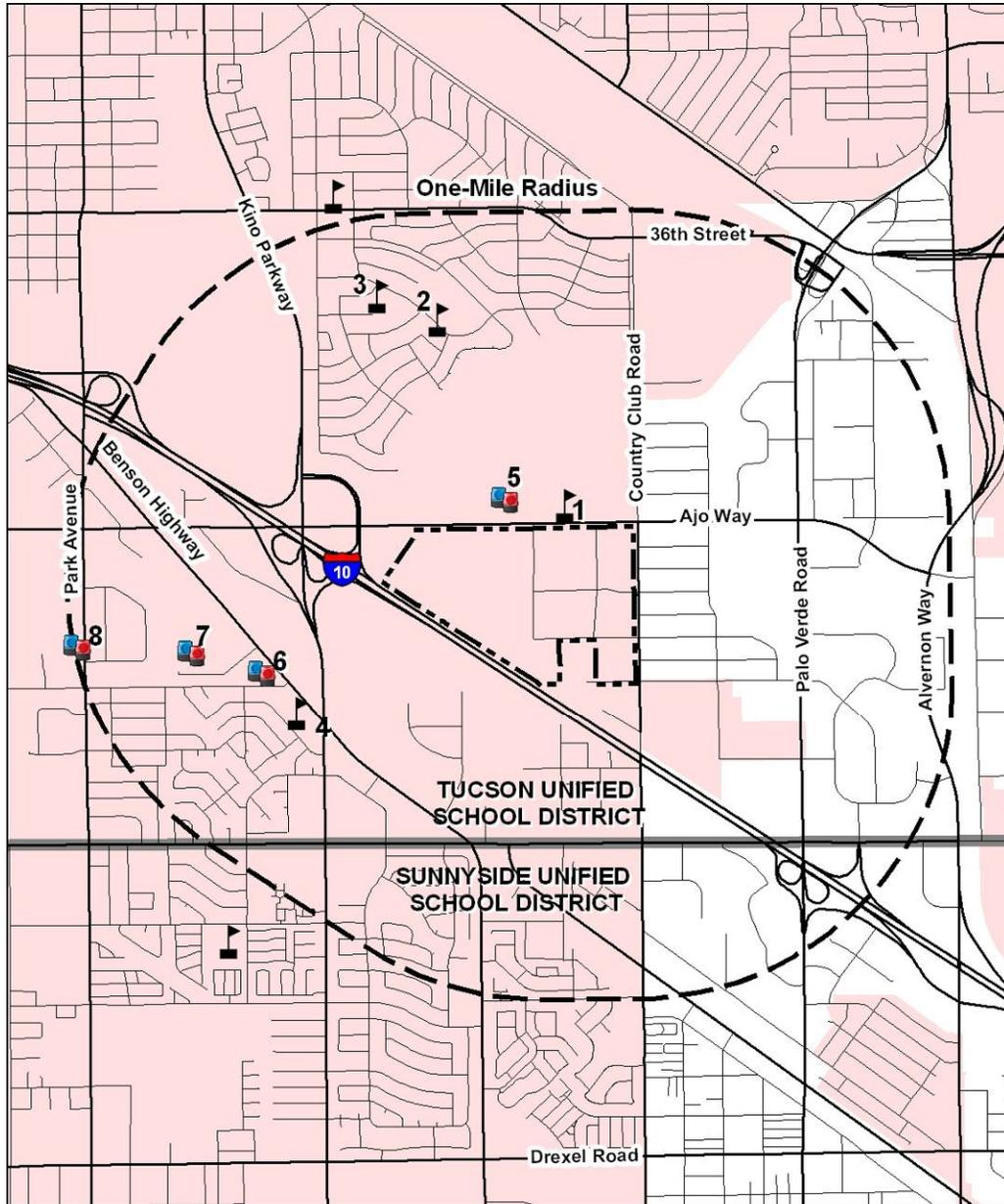
The proposed PAD is served by the Tucson Fire District. The closest fire station is Tucson Fire Department Station Number 10 at 801 East Ajo Way, approximately 1.2 miles east of the site. Its location is mapped on Exhibit 17, page 48.

The PAD is served by Tucson Police Department (TPD); the nearest TPD substation, the City of Tucson Santa Cruz Substation, is located one mile west of the site. The Pima County Sheriff's San Xavier Police Station is located directly across the street from the proposed site, at 2545 E. Ajo Way. The Pima County Sheriff's Headquarters is located approximately $\frac{3}{4}$ mile southwest of the proposed site at 1750 East Benson Highway. The Pima County Green Valley Police Department is also located approximately $\frac{3}{4}$ mile southwest of the PAD at 1650 East Benson Highway. (See Exhibit 17 on page 48.)





Exhibit 17: Community, Public, and Educational Facilities



Legend

- PAD District Boundary
- Schools
- School District Boundaries
- Tucson Fire District
- Police Stations

- 1 Pima Vocational High School (Charter)
- 2 Utterback Magnet Middle School
- 3 Cavett Elementary School
- 4 PPEP TEC High School
- 5 Pima County Sheriff - San Xavier
- 6 Pima County Sheriff - Headquarters
- 7 Pima County Sheriff - Green Valley
- 8 Tucson Police Department - Santa Cruz Substation

NORTH

0' 1400' 2800'

File: PCO-07\public_facilities.mxd

Sources: Pima County Transportation Department, GIS Division, 2006





7. Existing Infrastructure and Utilities

7.1 Existing Infrastructure

7.1.1 Water

Tucson Water services all existing facilities located on the PAD and will continue to service future projects on the PAD. According to Tucson Water's letter, the PAD lies within the exterior boundary of Tucson Water's planned 100-year service area. Therefore, water supply is assured. (See Tucson Water letter located in the Appendix section).

There are two existing wells on the property.

Haag Albert and Gina well #204616, located north of East Michigan Street

Tucson Water well #565710, located south of East Ajo Way

7.1.2 Sewer

Sanitary Systems CIP projects: Kino Environmental Restoration Chlorination/Dechlorination Project. See Exhibit 18: Sewer, page 50.

7.1.3 Solid Waste Disposal

Solid waste is currently disposed and will continue to be disposed off site.

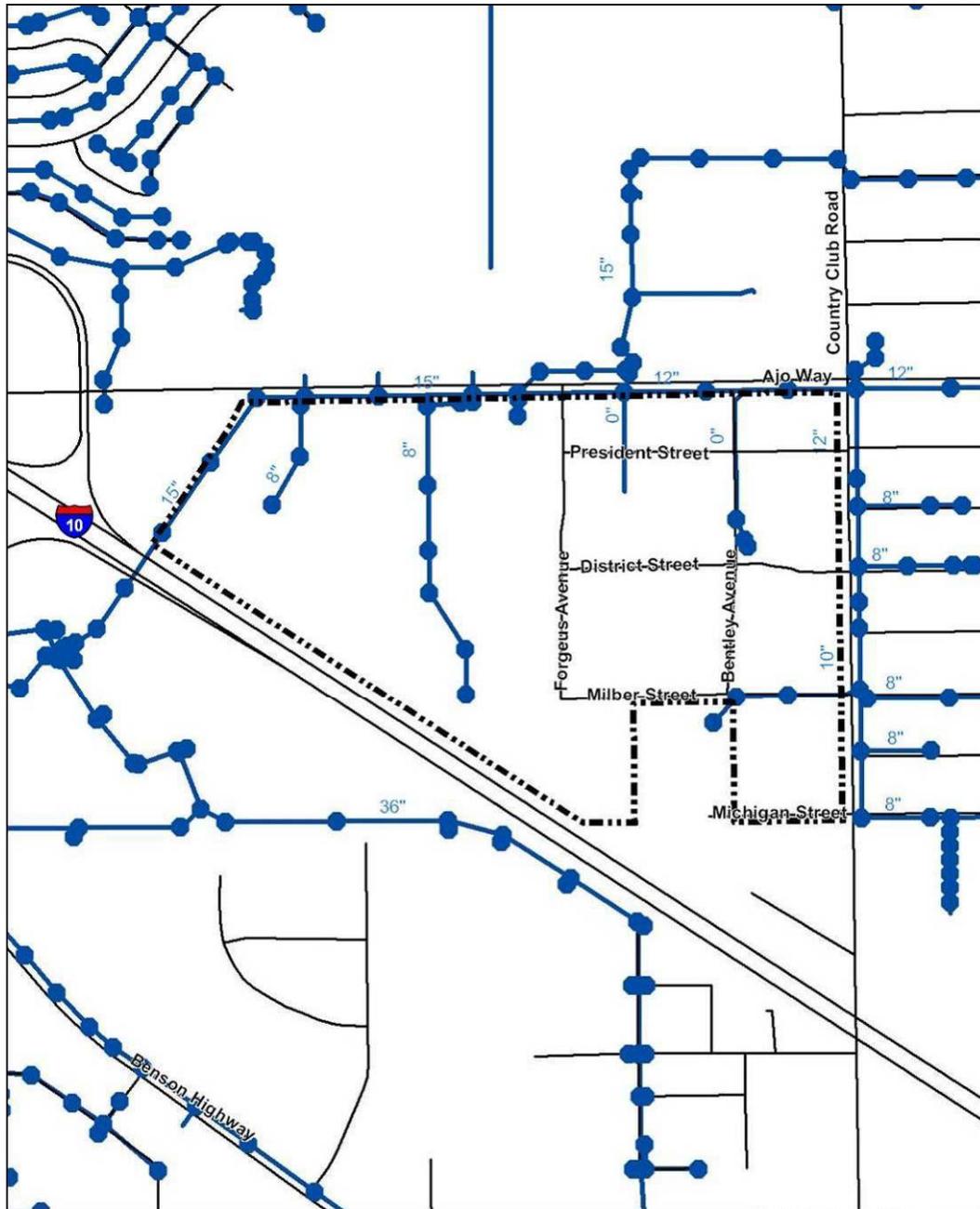
7.1.4 Regulated Medical Waste

The University Physicians Healthcare (UPH) Hospital at Kino and ancillary facilities will continue to generate Regulated Medical Waste (RMW). All collection and processing of medical waste shall continue to comply with all applicable standards.





Exhibit 18: Sewer



- Legend**
- Site Boundary
 - Manhole Covers
 - Sewer Network
 -

NORTH
 THE PLANNING CENTER
 0' 500' 1000'
 File:PCO-07sewer.mxd

Sources: Pima County Transportation Department, GIS Division, 2006





7.1.5 Stormwater Drainage

The property drains directly or indirectly, or through existing constructed channels or storm drains into the Tucson Diversion Channel or the Ajo Regional Detention Basin, west and north of the site respectively.

7.2 Private Utilities

7.2.1 Electricity

Electricity is provided by Tucson Electric Power Company.

7.2.2 Cell Towers

There are currently no cell towers existing on-site.

There is a Verizon Wireless cell tower at 2625 East Benson Highway, approximately one mile from the property. A Tiron Towers cell tower is approximately 1.3 miles from the site at 3735 South Dodge Boulevard.

7.2.3 Telecommunication Services

The telecommunication server for the area is Qwest.

7.2.4 Natural Gas

Southwest Gas Corporation is currently providing natural gas service to the property and will continue to service the proposed project on the site.

A 4-inch plastic main runs along the northern boundary of the site, along the south side of East Ajo Way. A 2-inch plastic service pipe stems from the main in the middle of the property. The 4-inch plastic main follows Country Club south on the eastern edge of the property and stems out following East District Street heading west into the property. Two 2-inch plastic service pipe stems from the main: one extends west beyond Forgeus Avenue and the other connects into the UPH facilities. In addition, a 1-inch plastic service pipe extends from the 4-inch plastic main on East District Street before the UPH facilities, extending north. A 2-inch plastic service pipe branches from the 4-inch plastic main running down Country Club, extending west into the site and turns southwest to La Colina Healthcare.





8. Overlay Zones and Ordinances

8.1 Overlay Zones Impacting Area

There are no overlay zones within the project area. The Pima County Comprehensive Plan designates areas east of the site as Airport Growth areas.

9. Viewsheds and Visual Analysis

9.1 Viewsheds Onto and Across the Site

The proposed PAD is located in a developed area, surrounded primarily by commercial, industrial and recreational facilities. The existing UPH Hospital varies in height from one to four stories and is visible from all sides of the property. A new County Health Administration building has recently been completed. This building is four stories tall and can be seen from all sides of the property.

9.1.1 Areas of High Visibility from Adjacent Off-Site Locations

The Kino Health Campus site is located lower than Interstate 10, which runs parallel to the PAD's southern boundary. This minimizes the impact of on-site facilities on views from adjacent development. Adjacent development to the east, north and west of the site consists primarily of commercial and industrial uses and some recreational facilities. Existing facilities within the PAD are setback from I-10. The project site is highly visible from Interstate 10 and alongside both Ajo Way and Country Club Road.

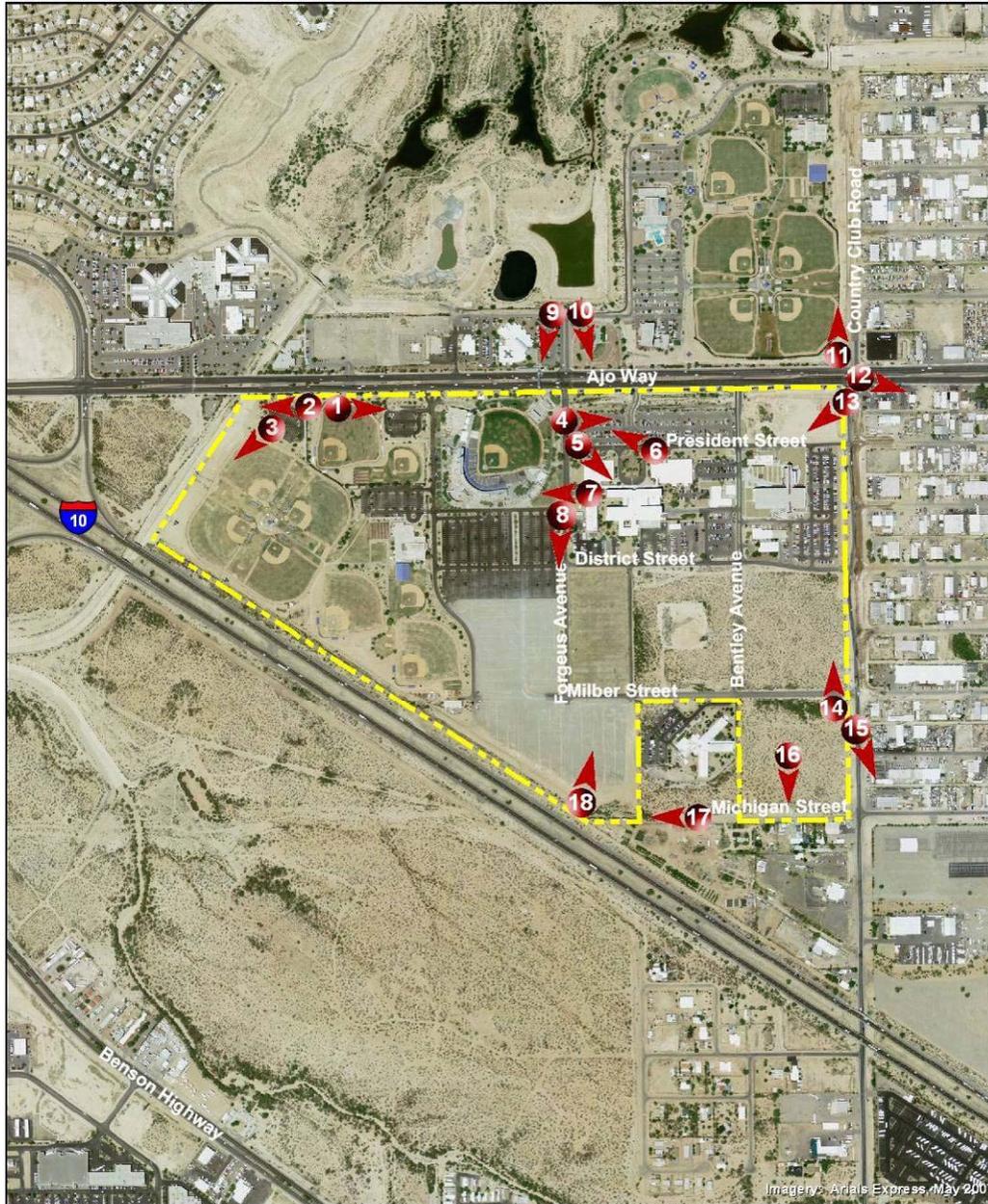
9.1.2 Site Views

Noteworthy views from the proposed site include the Tucson Mountains, the Rincon Mountains and the Catalina Mountains. Due to taller buildings existing on the northern portion of the site, from certain vantage points the views are blocked. Photos taken from the project site are shown on the following pages; Exhibit 19: Photo Key Map on page 53 indicates the location from which they were taken.





Exhibit 19: Photo Key Map



Legend

- PAD District Boundary
- Photo ID & Location the photo was taken

Imagery: Aerial Express, May 2007

NORTH

0' 500' 1000'

THE PLANNING CENTER

File: PCO-07\photokeymap.mxd

Source: Pima Association of Governments Aerial Imagery, 2005
 Pima County Transportation Department, GIS Division, 2006, Site Visits, 2006





9.2 Site Photos (See Exhibit 19: Photo Key Map on page 53)



Photo 1: Looking east along northern boundary of the PAD site, East Ajo Way



Photo 2: Looking west along the northern boundary of the PAD site; the Tucson Mountains in the background



Photo 3: At the northwestern border of the property, facing southwest looking at the Multi-Use path



Photo 4: Looking east down the culvert along the northern boundary of the property



Photo 5: Looking southeast from the northern boundary of the site onto the existing UPH facility



Photo 6: Looking northwest from South Forgeus Road toward the pedestrian bridge that crosses over East Ajo Way





Kino Health Campus Planned Area Development



Photo 7: Looking west from South Forgeus Avenue at a Tucson Electric Park baseball field and a pedestrian walkway



Photo 8: Looking south along South Forgeus Road



Photo 9: Looking south onto the property from across East Ajo Way at the Kino Hospital main building



Photo 10: Looking south onto the property from across East Ajo Way



Photo 11: Looking north from the northeast corner of the PAD at the Kino Veterans Memorial Community Center



Photo 12: Looking southeast at the gas station on the northwest corner of Country Club and Ajo Way





Kino Health Campus Planned Area Development



Photo 13: From South Country Club Road looking west onto the proposed site at the construction of the County Health Administration Building



Photo 14: Looking north along South Country Club Road; the Catalina Mountains in the background and East Milber Street in the foreground



Photo 15: Looking southeast from the corner of East Michigan Street; I-10 is in the background



Photo 16: Looking south off of the site from the southern boundary of the site



Photo 17: Looking west at the end of Michigan Street; Tucson Mountains in the background



Photo 18: Looking northeast from the southern edge of the site at the back of the UPH facilities





10. Paleontological and Cultural Resources

A Class III Archaeological survey of approximately 50 acres was conducted by SWCA Environmental Consultants in April 2002 for a proposed expansion of Kino Hospital (Cultural Resources Report No. 02-14). The survey was conducted in compliance with Pima County's cultural resources policy for all public works projects (Board of Supervisors Resolution 1983-104). Copies of this report are available under separate cover.

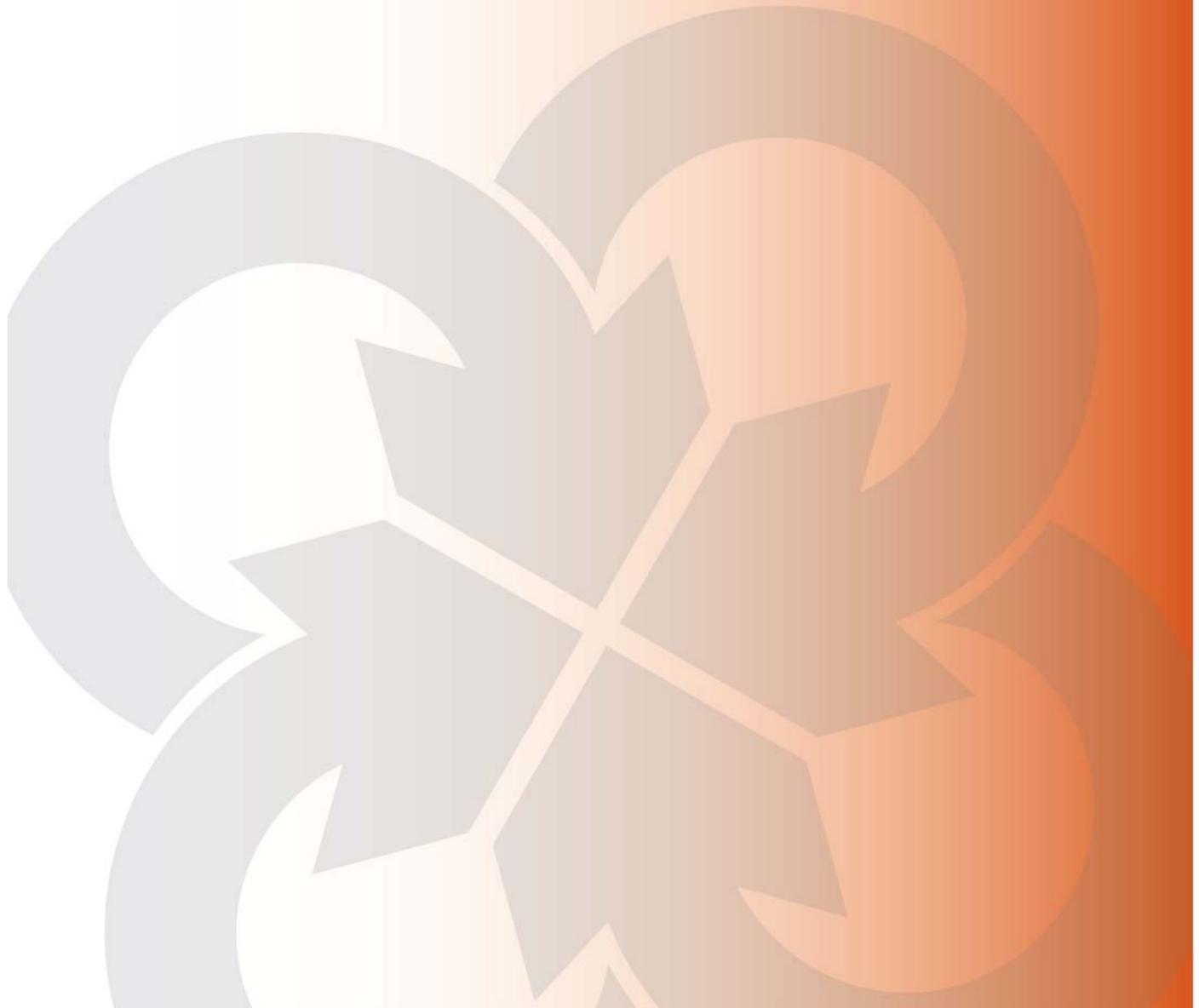
In addition, a large block survey was conducted by SWCA in 1996 for the proposed Kino Stadium. This survey covered 97 acres and was conducted in the western portion of the PAD. Four Arizona State Museum (ASM) sites were recorded. These sites are currently covered by the ball fields.

As part of the site analysis process of the PAD, the Arizona State Museum was contacted to check the Archaeological Site Survey Files. In addition, Pima County Archaeological Records was also contacted.

No historic buildings, landmarks or historic districts were identified within the PAD.



Section C: Land Use Plan and Regulations





Section C: Land Use Plan and Regulations

This section provides the land use designations and regulatory zoning provisions required to guide the implementation of the Kino Health Campus PAD design intent through the plan review and development permit process in accordance with the provisions of the Planned Area Development Zone, provided in the City of Tucson Land Use Code, and any other City of Tucson applicable codes, ordinances, and requirements.

To that end, these provisions constitute the primary tools for use by the City of Tucson, Pima County, UPH, and subsequent developers to ensure that Kino Health Campus PAD develops in conformance with the design intent presented in this document. The provisions included in this section apply to all private development within the Kino Health Campus PAD, with the exception of Pima County-owned and operated facilities, which are exempt from the PAD regulations.

1. Principles Guiding the PAD

The PAD has been developed based on the following planning principles:

- Achieving compatibility with surrounding development.
- Improving existing site conditions such as drainage, landscaping, screening and buffering.
- Improving existing site circulation and access, parking, wayfinding and connectivity throughout the campus and with adjacent development.
- Providing linkages to adjacent development.
- Addressing changes in technology and medical care delivery system.
- Providing an open, well-articulated campus atmosphere.
- Addressing adjacency efficiencies for the different proposed uses.
- Providing high quality state-of-the-art health care to Tucson, South Tucson, Pima County and the region.
- Developing a mixed-use employment generating activity center that includes health care, medical education and research, long-term care and a variety of support uses.





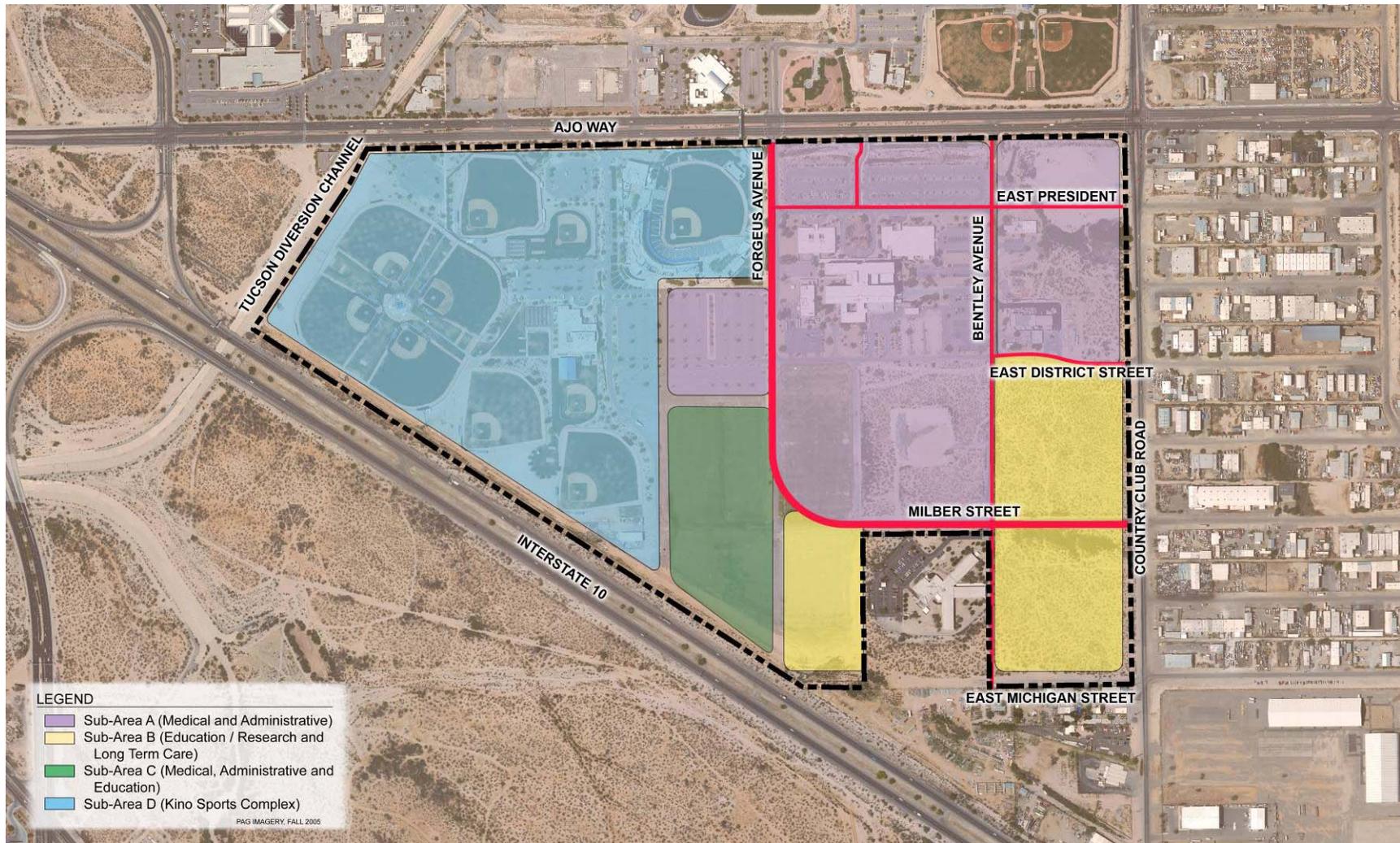
2. Kino Health Campus PAD Sub-Areas

The Kino Health Campus PAD consists of two parcels (Assessor Parcel Numbers 132-19-1420 and 132-19-1430) and four distinct zoning districts or sub-areas, as shown in Exhibit 20 on page 61.





Exhibit 20: Conceptual Kino Health Campus PAD Sub-Areas





3. Land Use and Regulations

3.1 Kino Health Campus PAD Permitted Uses

Permitted uses within the Kino Health Campus PAD include all those permitted within OCR-1 of the City of Tucson Land Use Code. Special Exception Land Uses as provided for in OCR-1 shall be deemed Permitted Land Uses for the purposes of this PAD.

Secondary Land Uses permitted in OCR-1 shall be permitted secondary uses throughout the PAD.

3.2 Performance Criteria

This section regulates development intensity, physical character and impact of proposed development on adjacent land uses and municipal services. Where development standards provided in this section deviate from existing City of Tucson Land Use Code and Development Standards, the standards contained within this PAD shall govern.

All existing development on the campus shall be allowed to remain until that portion of the PAD is redeveloped, at which time, that existing development shall be brought into compliance with the PAD. All existing sites must be in compliance with the PAD by the end of construction of the total PAD area.





3.2.1 Kino Health Campus Sub-Areas

Table C.1 shows Kino Health Campus PAD development intent (total target gross building square footage [GBSF] for each Sub-Area per phase). Target GBSF was evaluated for purposes of traffic analysis and infrastructure planning; target GBSF should not be construed as a maximum, as actual construction/development will depend on market demands.

Table C.1: Kino Health Campus PAD Development Intent

PAD Sub-Areas	Sub-area Description	Building Types	Proposed Phase:	Target GBSF
Sub-Area A	Medical and Admin/Professional Office	Administration Building Hospital Expansion Outpatient Clinics Psychiatric Building Crisis Response Center	Phase 1A (0 to 5 Years)	600,000
		Hospital Expansion Outpatient Clinics Sports Medicine Complex Children and Women Center Gateway Building Education and Research	Phase 1B (0 to 10 Years)	2,250,000
Sub-Area B	Education, Research and Long-Term Care	Education and Research and Long-term Care Facilities	Phase 2 (10 to 15 Years)	400,000
		Education and Research and Long-term Care Facilities	Phase 3 (More than 15 Years)	1,120,000
Sub-Area C	Medical, Admin/Professional Office and Education	As allowed in OCR-1	Phase 3 (More than 15 Years)	As allowed in OCR-1
Sub-Area D	Kino Sports Complex	As allowed in OCR-1	Phase 3 (More than 15 Years)	As allowed in OCR-1

*Phasing is provided as a guide; however, phases may not be developed sequentially. Timelines are approximate and subject to change.





3.2.2 Building Standards

The following standards shall apply to all development within the Kino Health Campus PAD:

- Minimum site area: zero (0) feet
- Minimum site width: zero (0) feet
- Maximum floor area ratio (FAR): none
- Minimum perimeter setbacks shall comply with those indicated in Exhibit 21 (page 65) and shall be measured from the PAD boundary.
- Minimum building setbacks from interior parcel boundaries: zero (0) feet
- Maximum building heights shall comply with those indicated in Exhibit 22, page 66.

3.2.3 Interior Lot and/or Parcel Lines

For the purpose of setback and buffer requirements and other similar development standards that would otherwise apply to separately owned lots or parcels under the LUC and City Development Standards, the PAD shall be considered as a single parcel. All new development within the PAD shall conform to applicable building, fire and other life safety standards.





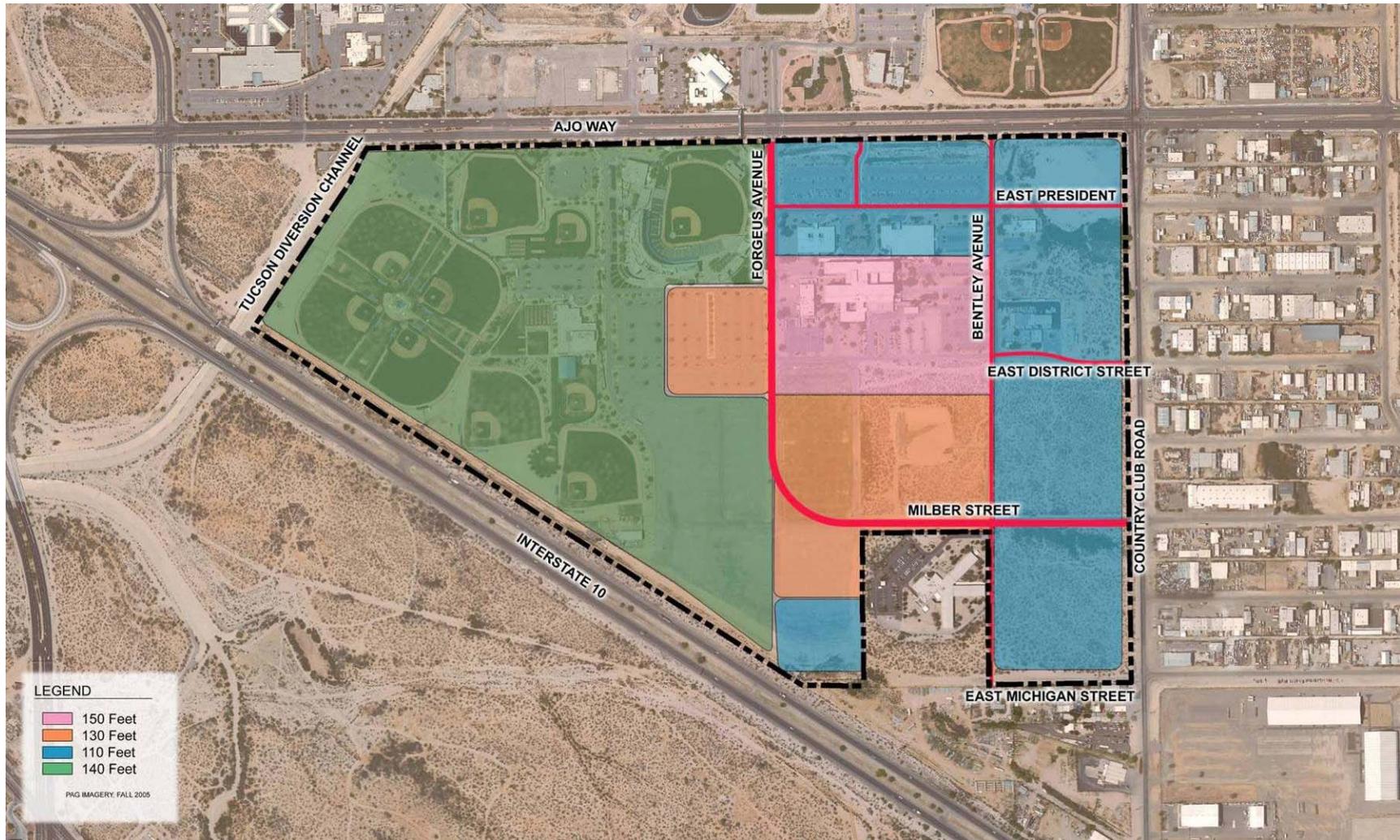
Exhibit 21: Minimum Perimeter Setbacks





Kino Health Campus Planned Area Development

Exhibit 22: Kino Health Campus PAD Height Tier





3.2.4 Streets, Parking Area Access Lanes (PAALs) and Curbs

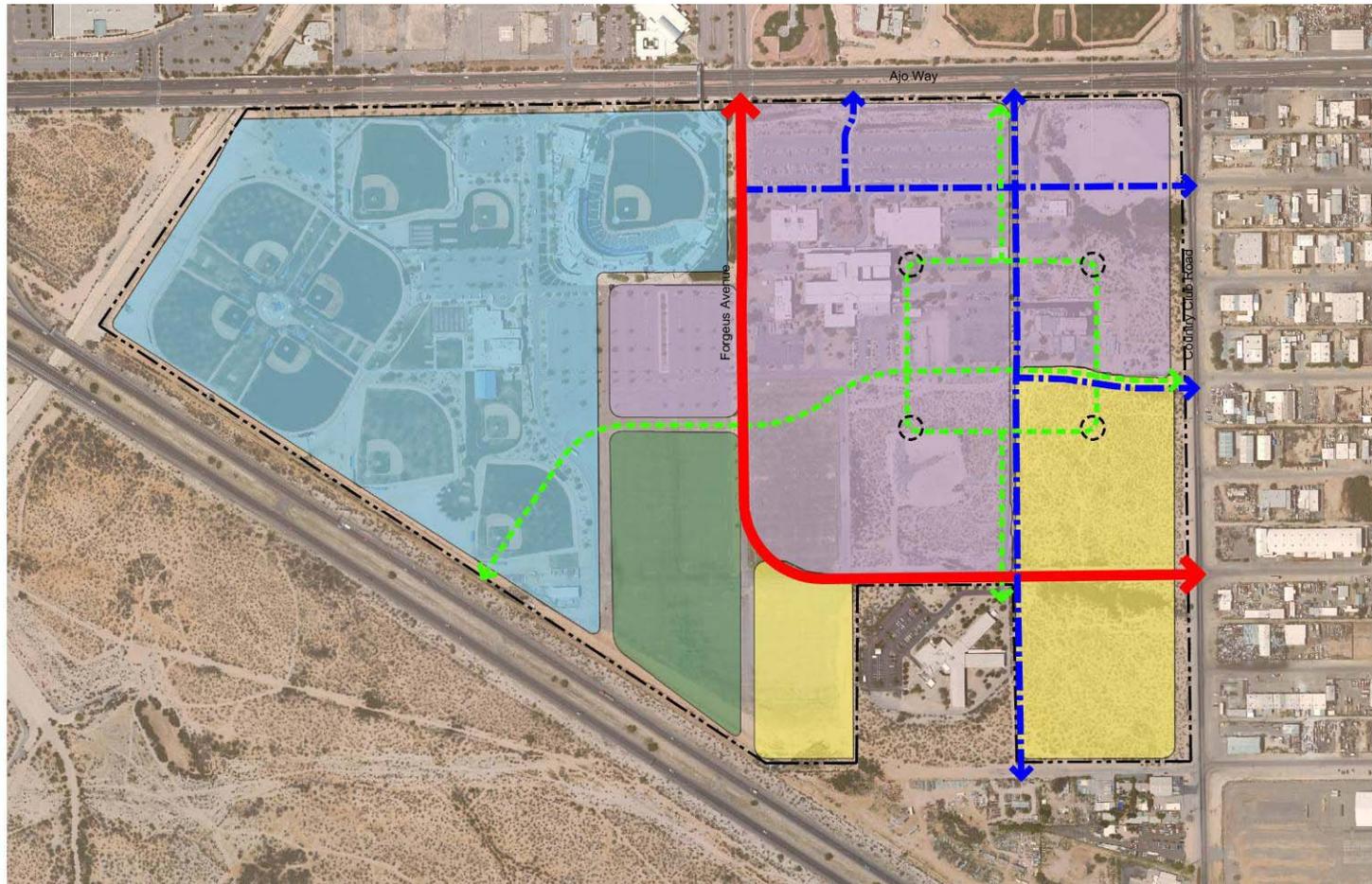
All new development and redevelopment of streets, roadways, PAALs and curbs shall be constructed in compliance with City of Tucson standards. In addition, the following shall apply to street cross-sections within the PAD. (Also refer to Exhibit 23, page 68, which indicates the conceptual locations for each of the cross-sections described below):

- Two options are provided for the 4-lane loop roadway. A 120-foot right-of-way shall be used for this roadway. (See Exhibits 24A and 24B, pages 69 and 70.)
- Two options are provided for the 2-lane roadway: one with parking and one without. A cross-section for each option is provided. See Exhibits 24C and 24D, pages 71 and 72. Two-lane roadways within the PAD shall have a 60-foot right-of-way.
- Rights-of-way may need to be expanded at street intersections to dimensions wider than indicated in PAD cross-sections.
- A pedestrian and campus vehicle corridor cross-section is shown as Exhibit 24E, page 73; while the locations for these corridors have not been determined, it is intended that they will be located throughout the campus to aid in safe and efficient pedestrian circulation, as well as to separate on-site service vehicles and patient/visitor shuttles from regular vehicular traffic. (See conceptual locations for pedestrian/bike/campus vehicle connections on Exhibit 23, page 68.) Where planned along a street, the sidewalk within the road right-of-way may be widened from 6 feet to 10 feet to also serve as a multi-use path, rather than having separate paths and sidewalks constructed side-by-side.
- PAALs within the Kino Health Campus PAD will measure 24 feet in width to accommodate two-way traffic with parking along both sides of the PAAL. PAALs may be narrowed to 20 feet in width when no parking, or parking along one side of the PAAL, is provided.
- A minimum width of 12 feet shall be provided for left turn lanes at non-signalized intersections.
- All left turn bays shall have a minimum 100-foot storage length. No gores should be used at the left turn bays.
- A minimum of 2 bus stops will be provided along the 4-lane loop road within the PAD.





Exhibit 23: Cross-Sections Key Map



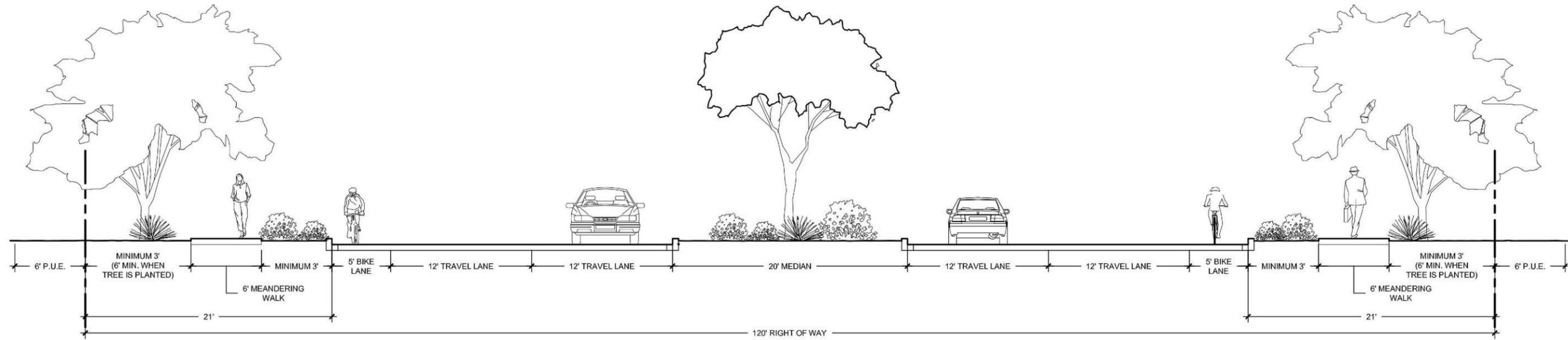
-  4 LANE STREET
-  2 LANE STREET
-  PEDESTRIAN AND CAMPUS VEHICLE CORRIDOR (SEE EXHIBIT 24E)
-  PEDESTRIAN NODES

CIRCULATION CONCEPT IS DIAGRAMMATIC ONLY AND INTENDED TO REFLECT CONCEPTUAL OPTIONS FOR INTERACTION OF VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. THE FINAL CIRCULATION PLAN WILL BE INDICATED UPON INDIVIDUAL PAD DEVELOPMENT.

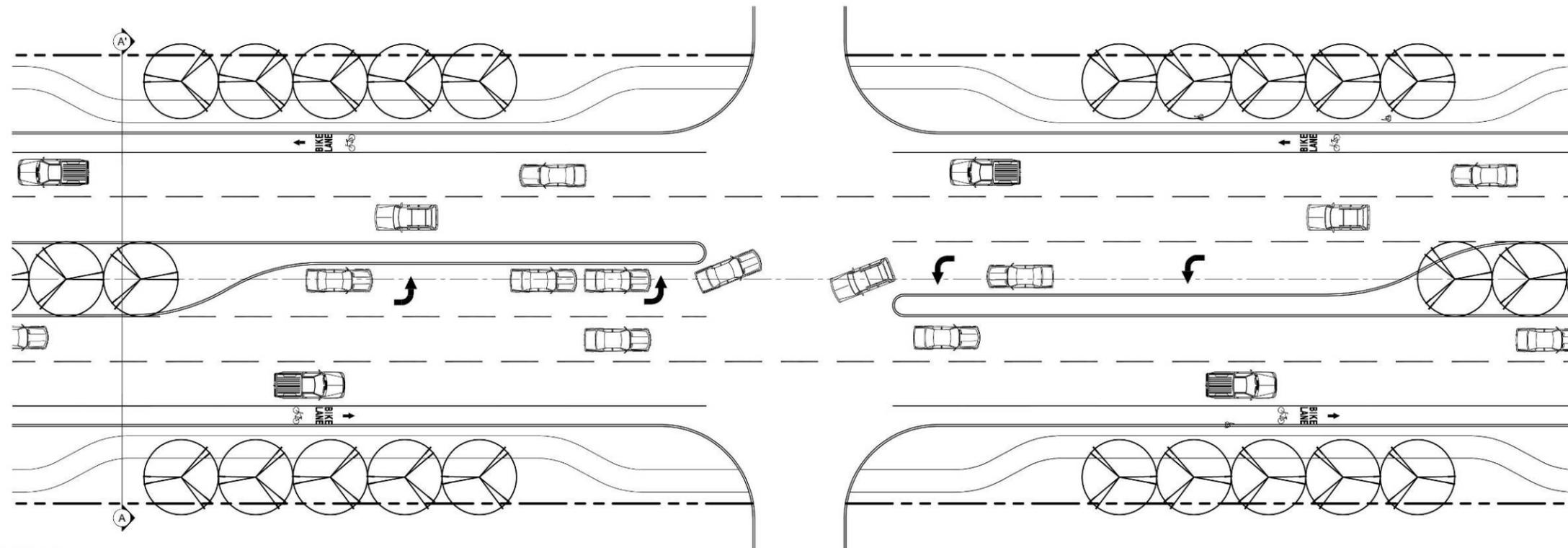




Exhibit 24A: Four-Lane with Bike Lane Cross-Section



1 CROSS SECTION A-A'

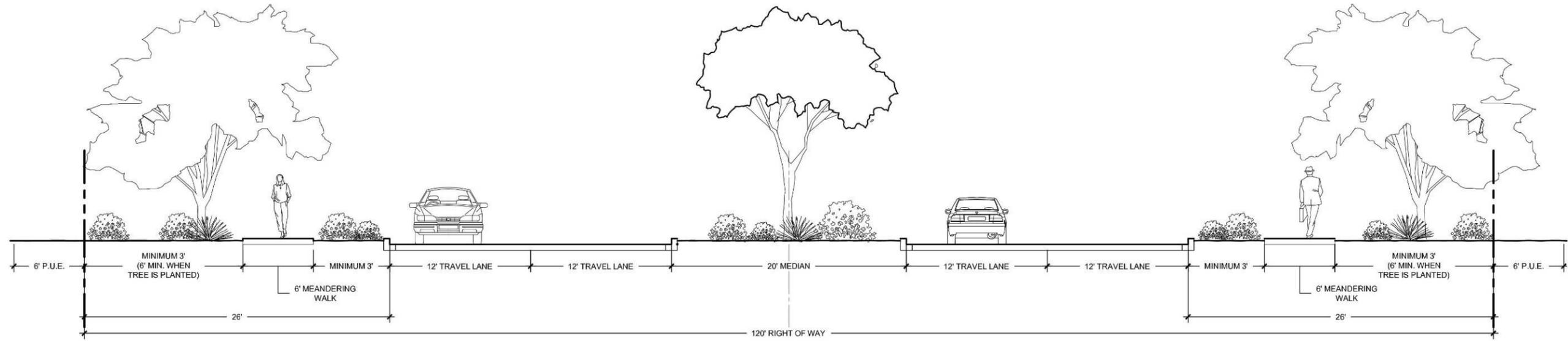


2 PLAN VIEW

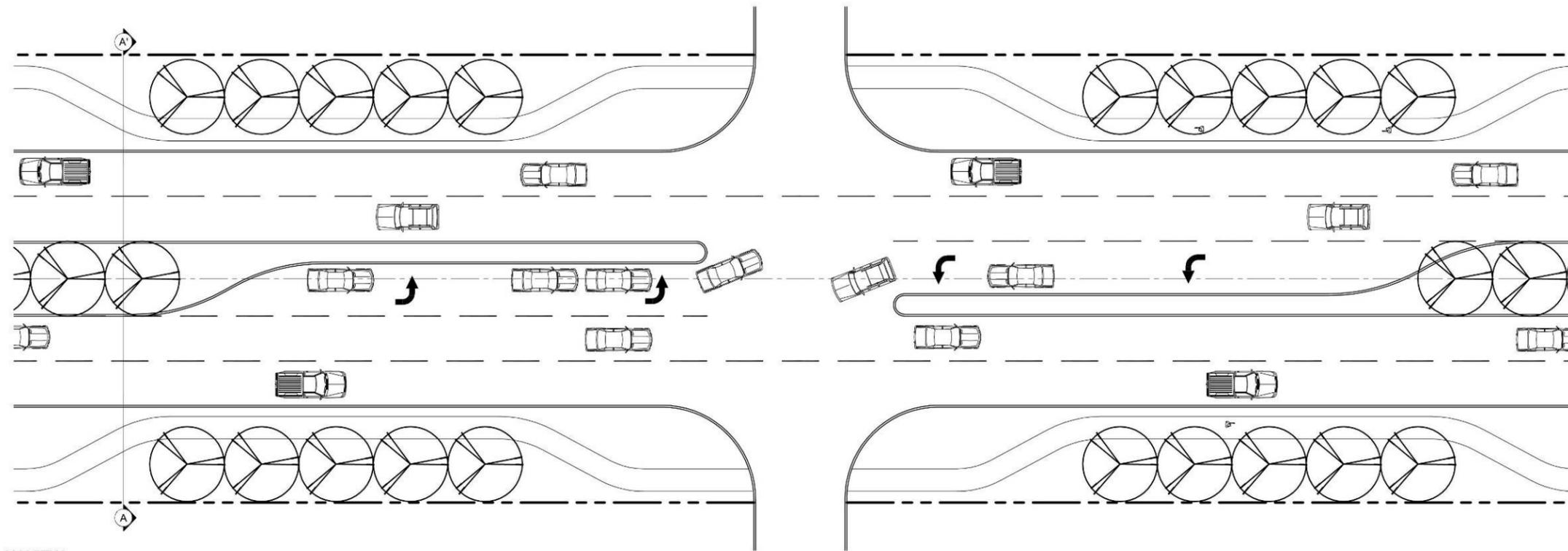




Exhibit 24B: Four-Lane No Bike Lane Cross-Section



1 CROSS SECTION A-A'

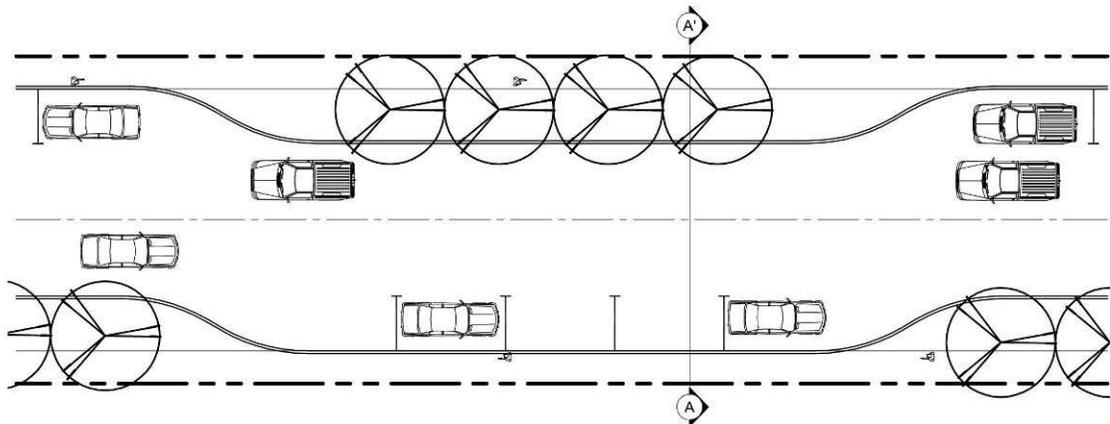
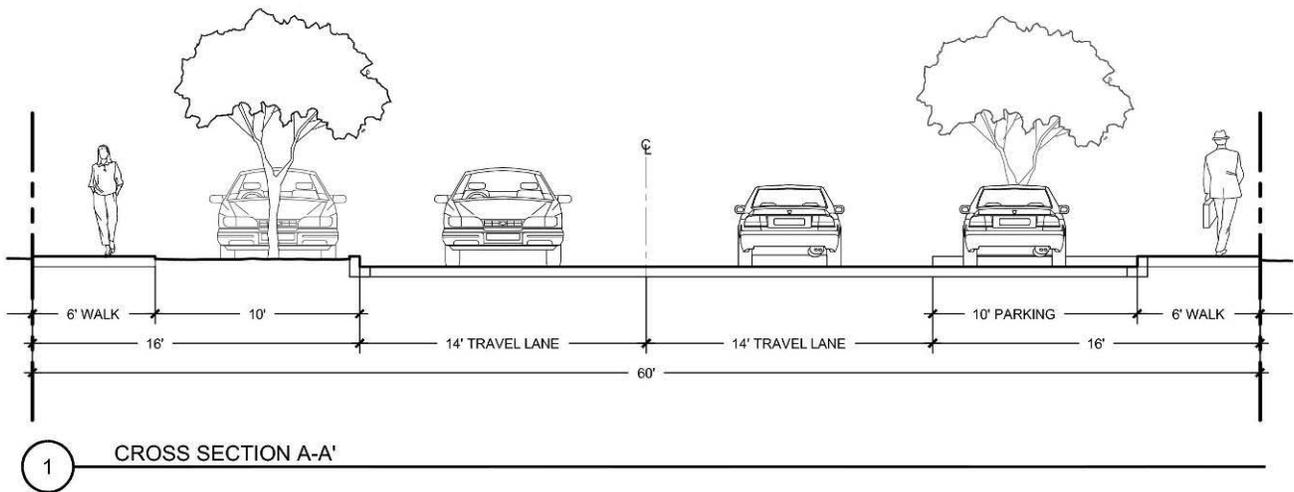


2 PLAN VIEW





Exhibit 24C: Two-Lane with Parking Cross-Section



2 PLAN VIEW





Exhibit 24D: Two-Lane No Parking Cross-Section

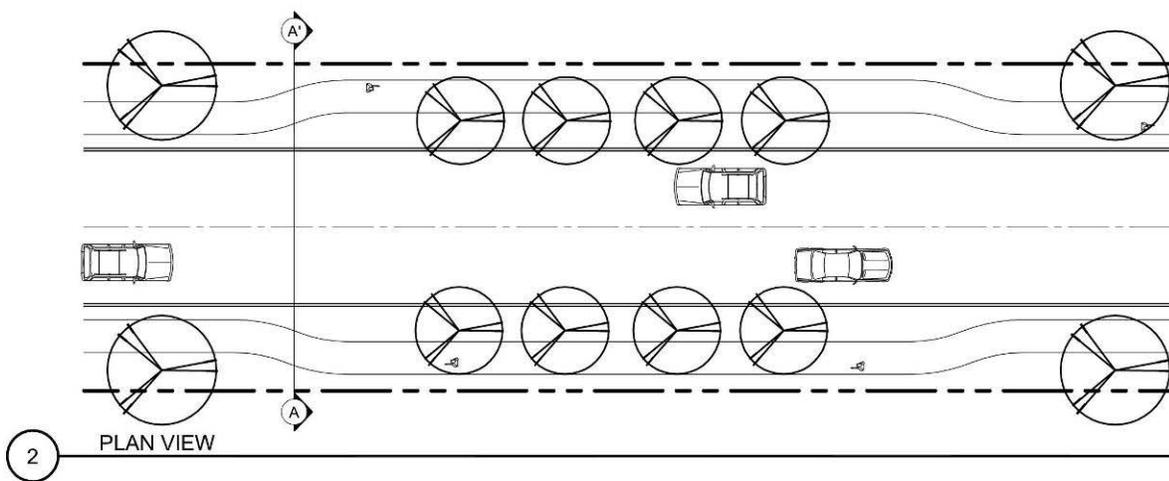
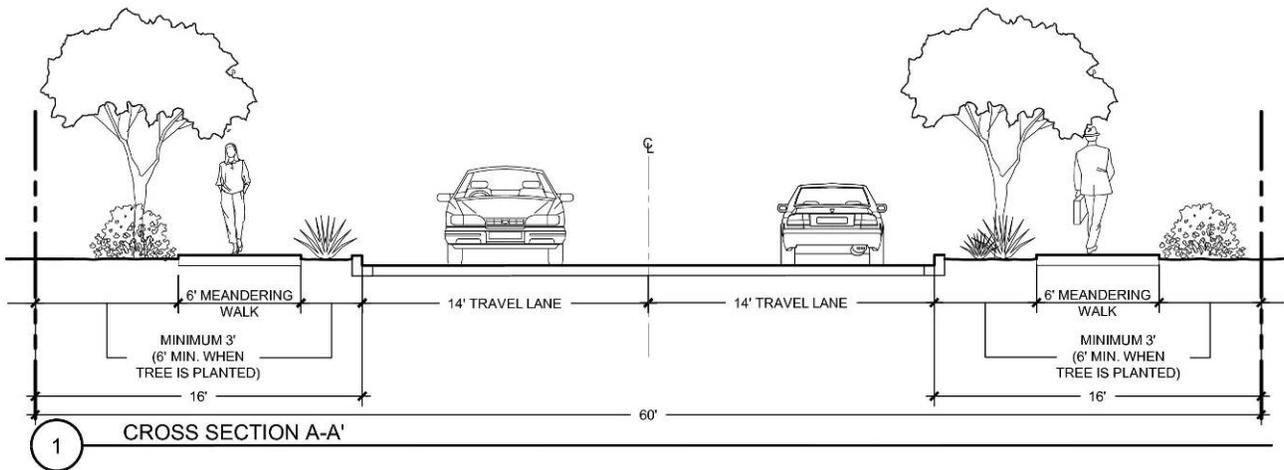
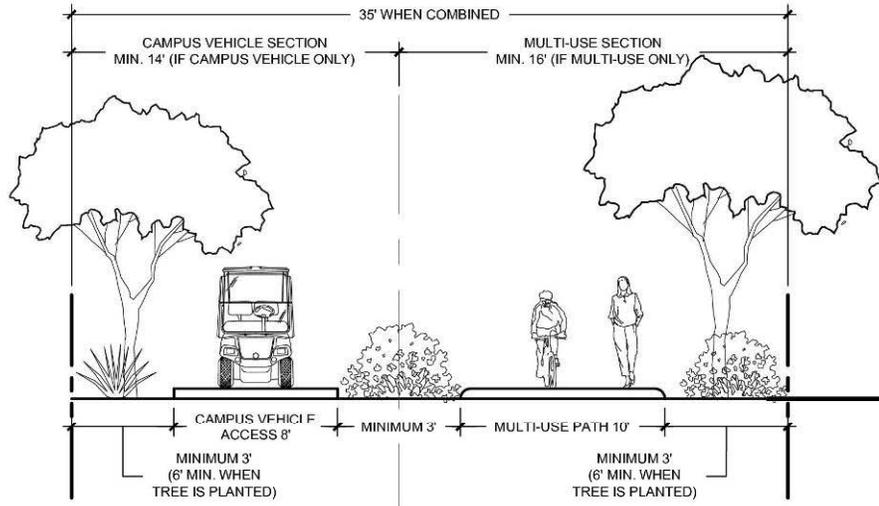
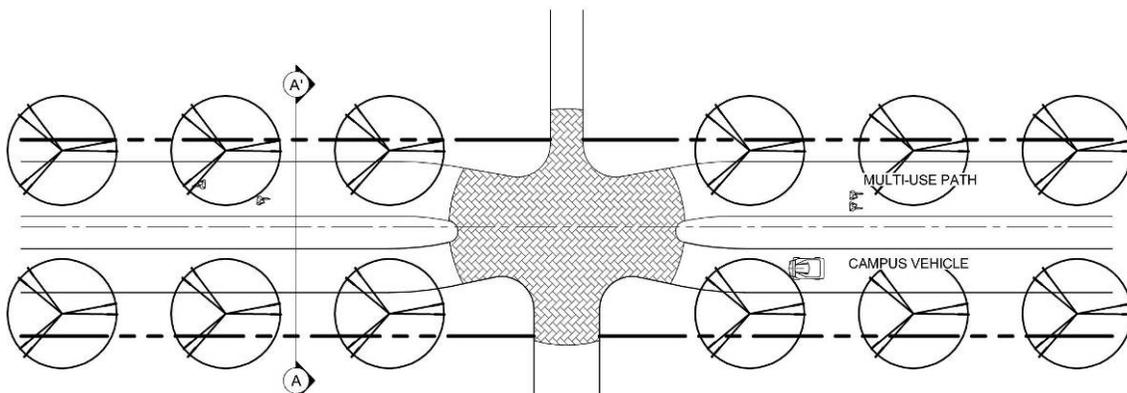




Exhibit 24E: Pedestrian and Campus Vehicle Corridor Cross-Section



1 CROSS SECTION A-A'



2 PLAN VIEW





3.2.5 Vehicular and Bicycle Parking

New development and/or redevelopment within the Kino Health Campus PAD shall comply with all applicable vehicle and parking requirements provided in Article III, Division 3, Motor Vehicle and Bicycle Parking Requirements, and Development Standards Section 3.05 with the following exceptions:

- Medical Service – Outpatient: One (1) parking space per 200 square feet of total gross floor area.
- Secondary and accessory land uses, such as storage, maintenance facilities (including the central plant) and utility areas, shall not be required to provide parking.
- Class 1 bicycle parking shall be located in highly visible areas within 350 feet of any employee/staff entrance.
- Class 1 bicycle parking facilities may include means to secure bicycle parking facilities, control access and protect property by using locked gates and fencing, security cameras and/or small shade overhangs.
- Class 2 bicycle parking shall be located within 350 feet of the main visitor entrance.

Required quantities and locations of accessible parking spaces shall be provided in compliance with those recommended by the American National Standards Institute (2006 IBC Section 1106). An exhibit of the PAD's existing accessible parking and loading zone areas is provided at the end of this PAD document for informational purposes in establishing a baseline for these provisions. (See 24" x 36" folded plan entitled: Accessible Parking and Loading Zone Areas.)

Multi-story parking structures shall be permitted within the PAD in accordance with OCR-1 height restrictions.

Project developers may request to use sustainable materials in the construction of parking lots to lessen the heat island effect. Such materials may be considered and reviewed by Pima County and the City of Tucson; final acceptance to be provided by the Kino Health Campus ARB.





3.2.6 Loading Areas

New buildings and/or expansions of existing buildings and/or facilities within the PAD shall comply with Article III, Division 4, Off-Street Loading, of the City LUC, with the following exceptions:

- Office uses (both administrative/professional and medical) less than 15,000 square feet shall be required to provide one (1) 10-foot by 18-foot loading space. These loading spaces shall be provided in addition to required vehicular parking spaces.
- Office uses (both administrative/professional and medical) greater than 15,000 square feet shall be required to provide one (1) 12-foot by 35-foot loading space.
- Medical Services – Major: Shall be required to provide no more than three (3) 12-foot by 35-foot loading spaces for any single building.
- All other uses: New and/or redeveloped buildings shall be required to provide the following number of loading spaces:
 - Buildings 15,000 square feet or less: regular vehicular parking space posted for permitted loading use.
 - Buildings greater than 15,000 square feet:

Table C.2: Loading Zones

Number of Spaces (Dimensions)	Gross Floor Area (Sq. Ft.)
1 (10' x 18')	15,000-50,000
2 (10' x 18')	50,001-100,00
3 (10 x 18')	100,001-200,000
2 (10' x 18')	200,001+
1 (12' x 35')	
1 Additional (10' x 18')	For each additional 100,000

- Existing buildings shall not be required to provide additional loading areas. (See 24" x 36" folded plan entitled: Accessible Parking and Loading Zone Areas included at the end of this document.)
- Access to and maneuvering for loading spaces will be designed in accordance with ASHTO standards.





3.2.7 Sidewalks and Pedestrian Routes

In light of security and parking issues between the ballpark and hospital buildings, as well as the potential of ADOT's future acquisition of a portion of the PAD property upon redevelopment of the Kino Traffic Interchange, no pedestrian circulation paths are proposed between the ballpark and the east portion of the PAD. No perimeter paths are planned at this time. In the future, if the ball fields are replaced by other development, pedestrian connections will be considered at that time.

Sidewalks and pedestrian routes shall comply with all applicable ADA requirements. All new development within the PAD shall adhere to requirements in Section 3.2.8.4 of the LUC and Development Standards Sections 2-08 and 3-05 for building, street and parking connectivity, with the exception of the following:

- A minimum separation of zero (0) feet between a sidewalk and any adjacent structure is permitted.
- All sidewalks required for new development within the PAD shall measure six (6) feet in width.
- Shade shall be provided for all pedestrian and bicycle circulation within the PAD and may include the use of trees, shade structures, overhead canopies and adjacent buildings. Importance will be placed on providing the greatest amount of shade at nodes and highly congested pedestrian and bicycle circulation areas. Elements providing shade shall not impede the circulation of pedestrian or bicycle traffic.

Exhibit 23 on page 68 depicts the pedestrian circulation concept plan for the Kino Health Campus PAD. Corresponding to this concept plan is Exhibit 24E: Pedestrian and Campus Vehicle Corridor Cross-Section (page 73), which would allow for construction of the entire cross-section or only a portion of it, as appropriate during implementation of the plan. As depicted in Exhibit 23, should Tucson Electric Park land become available for future development, a pedestrian path linking the campus to the existing pedestrian paths located between the Kino Health Campus PAD and I-10 is desired. Pedestrian circulation and linkages for any future development of Subarea D will be implemented and discussed with City of Tucson Parks and Recreation Department and the Department of Urban Planning and Design.





3.2.8 Landscape, Screening and Buffering

All landscaping, screening and buffering requirements provided in Division 7, Landscaping and Screening Regulations the City LUC shall apply to the PAD with the following exceptions:

- Drainage improvements and/or easements may substitute for landscape borders along Ajo Way and Country Club Road.
- Interior landscape borders are not required between buildings, along PAD Sub-Areas or along interior parcel boundaries.
- Street landscape border widths shall comply with those shown in Exhibits 24A-24E (pages 69 through 73).
- Street landscape borders may be partially located within private or public rights-of-way; maintenance in public rights-of-way will be provided by Pima County.

3.2.9 Landscape and Irrigation Maintenance

Initial landscape and irrigation will be provided by the developer. Overall landscape and irrigation maintenance within the boundaries of the Kino Medical Campus PAD will conform to the following standards:

- Native or low-water-use vegetation requiring minimal irrigation is required along public PAD boundaries, loop road, and entryways.
- Landscape within the public rights-of-way along Ajo Way and Country Club Road will be maintained by the City of Tucson.
- Landscape and irrigation maintenance within public rights-of-way within the PAD will be the responsibility of Pima County.
- Landscape and irrigation maintenance within the PAD, which is on land leased from the County, will be the responsibility of the tenant unless otherwise agreed upon.
- All landscaped areas within the Kino Campus PAD will be regularly maintained by a licensed landscape contractor for the life of the project.
- Periodic maintenance of all perimeter areas, loop road, and entryways areas to remove litter and debris will be conducted.

Kino Hospital and TEP practice fields are connected to the Tucson Water reclaimed water system. Should a developer within the PAD choose to use reclaimed water landscape irrigation, an extension to the reclaimed water system that serves this area would be needed.





3.2.10 Open Space, Parks, Recreation and Trails

Site design will incorporate overall site connectivity and will be based on principles of sustainable design. In addition, site design will support the Pima County Trails System Master Plan and the City of Tucson Parks, Trails and Open Space Master Plan. The Kino Health Campus PAD has set an overall goal of 5 percent open space throughout the entire PAD area. This goal shall be attained by means of a minimum 5 percent open space as part of each subsequent development plan and plat within the campus. Open space elements may include both hardscape and landscape, such as plantings, shade (from trees or structures), seating, small and large group gathering areas, and pedestrian and multimodal circulation. Elements of future developments that may constitute open space may include but are not limited to: larger contiguous landscape areas, pedestrian circulation corridors, and outdoor gathering spaces (such as courtyards and seating areas). An example of how this might be achieved is illustrated in Exhibit 25, page 79.

Each development plan submitted to the COT for review under this PAD shall include two calculations: a calculation of the open space provided per plan and a second calculation showing how the development plan contributes to the overall targeted goal for open space in the PAD.

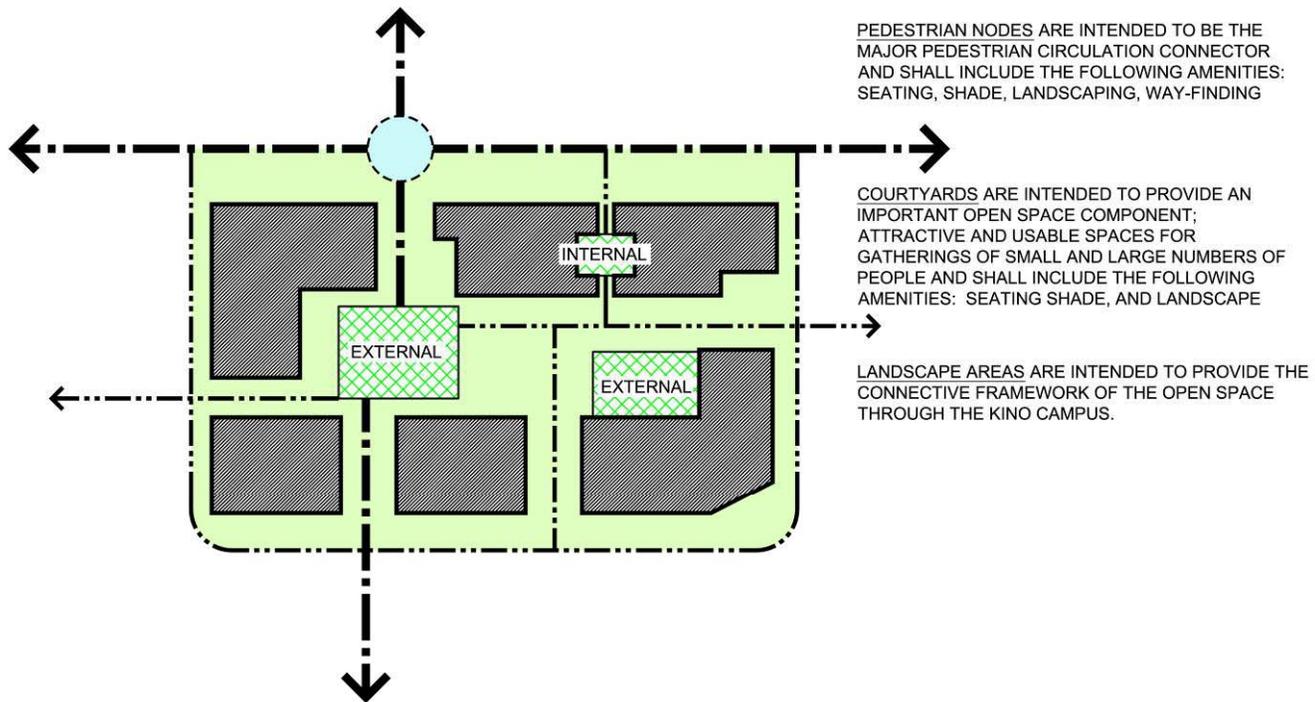
3.2.11 Helipad

In the event of any future relocation, the existing helicopter pad may be relocated from its current site to another ground-level location or onto an elevated structure, provided it complies with all Federal Aviation Administration (FAA) regulations and other applicable standards.





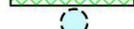
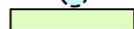
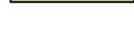
Exhibit 25: Kino Health Campus PAD Open Space Concept



PEDESTRIAN NODES ARE INTENDED TO BE THE MAJOR PEDESTRIAN CIRCULATION CONNECTOR AND SHALL INCLUDE THE FOLLOWING AMENITIES: SEATING, SHADE, LANDSCAPING, WAY-FINDING

COURTYARDS ARE INTENDED TO PROVIDE AN IMPORTANT OPEN SPACE COMPONENT; ATTRACTIVE AND USABLE SPACES FOR GATHERINGS OF SMALL AND LARGE NUMBERS OF PEOPLE AND SHALL INCLUDE THE FOLLOWING AMENITIES: SEATING SHADE, AND LANDSCAPE

LANDSCAPE AREAS ARE INTENDED TO PROVIDE THE CONNECTIVE FRAMEWORK OF THE OPEN SPACE THROUGH THE KINO CAMPUS.

-  PEDESTRIAN/BIKE/CAMPUS VEHICLE
-  SIDEWALKS
-  BUILDINGS
-  COURTYARD (INTERNAL AND EXTERNAL)
-  PEDESTRIAN NODE
-  LANDSCAPE AREAS

CIRCULATION CONCEPT IS DIAGRAMMATIC ONLY AND INTENDED TO REFLECT CONCEPTUAL OPTIONS FOR INTERACTION OF VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS. THE FINAL CIRCULATION PLAN WILL BE INDICATED UPON INDIVIDUAL PAD DEVELOPMENT.

NOT TO SCALE





4. Architectural Review Board and Design Guidelines

This section of the PAD defines the Architectural Review Board (ARB) and provides design guidelines for new development and redevelopment within the PAD District for compliance with the Kino Health Campus Design Guidelines. Additional and more detailed guidelines may be included in the Kino Health Campus Guidelines before the first ARB meeting. Pima County will prepare the Kino Health Campus Design Guidelines, and initially review and approve all projects within the PAD District.

4.1 Architectural Review Board

The ARB's authority and role shall include the following:

- Review and approve the architectural design of development/redevelopment within the PAD District consistent with the Kino Health Campus Design Guidelines.
- Provide a self-certification letter of recommendation to the City at the time of plan submittal advising whether the architectural design conforms to the Kino Health Campus Design Guidelines.

The ARB shall consist of eight (8) members resulting from appointments from various stakeholder groups:

- (1) Pima County staff representative appointed by the County Administrator
- (1) City of Tucson staff representative appointed by the City Manager
- (1) University Physicians Healthcare representative appointed by UPH
- (2) Design/engineering professionals residing in Pima County appointed by the County Administrator
- (1) Neighborhood association representative appointed by the City of Tucson Ward V Councilmember
- (1) Neighborhood association representative appointed by the Pima County District 2 Supervisor
- (1) Neighborhood association representative appointed by the Southside Neighborhood Association Presidential Partnership (SNAPP)

All neighborhood association representatives shall reside within a 2-mile radius of the PAD. It is preferred that at least one of these neighborhood representatives possess a design, engineering, construction or development background.

There will be seven (7) voting members on the ARB. Two out of the three neighborhood representatives will be able to vote. The decision on who are the two voting neighborhood representatives will be determined by the three appointed neighborhood representatives. If only two neighborhood representatives attend an ARB meeting in lieu of three, then these two members are able to cast a vote.

In the event Pima County identifies additional stakeholders in the future, the membership of the ARB may be increased to more than eight (8).





4.2 Design Guidelines

Design of the future developments in the PAD is intended to unify the various elements of building structures, parking garages and site components. In addition to assessing each proposal for sustainable site design features, the ARB will review a project's architectural detailing, making certain each of a building's five sides are complementary to each other through the use of appropriate building materials, colors, massing, scale, etc. The following design guidelines will be used by the ARB to ensure that future development within the campus is cohesive.

4.2.1 Materials

The selection and use of the various building materials, and the overall building design shall complement, and shall be compatible and similar with the existing buildings within the PAD and nearby Pima County owned facilities. Building materials shall enhance the hospital's and medical research campus' image. The following exterior building materials are preferred although alternative materials may be permitted upon review and approval of the Architectural Review Board.

- Brick masonry
- Concrete masonry units
- Metal panels
- Tinted glass
- Synthetic stucco system with texture
- Poured in place and pre-cast concrete with a natural uniform appearance

Characteristics of preferred building materials include:

- Materials of low embodied energy which require little energy to produce, manufacture, and transport to their destination
- Materials made with recycled content
- Easily maintainable
- Easily repairable
- Locally available
- Severe pedestrian traffic wearability





New Psychiatric Hospital Rendering

4.2.2 Other Materials

Project developers may request to use sustainable materials in the construction of parking lots to lessen the heat island effect. Such materials will be considered and reviewed by Pima County and the City of Tucson; final acceptance to be provided by the Kino Health Campus ARB.

4.2.3 Colors

Color for exterior surfaces must comply with the following guidelines:

- Use harmonious and complementary colors that reflect the existing color palette, which includes a mixture of tans, brick red, rust, gray and greens. (The existing material and color palette is depicted in the photographs of the campus in Exhibit 26, page 83.)
- Develop an overall color scheme through the use of similar colors with complementary accent colors.
- Provide light-colored, less absorptive building colors on solar exposed building surfaces.





4.2.4 Massing and Scale

Proposed building massing shall be simple and complementary to the existing buildings on campus. Pedestrian-scaled entrances and plazas shall be provided.

4.2.5 Passive Solar Use

The primary strategy for effectively utilizing solar energy resources is through passive solar techniques such as:

- The building's orientation shall take advantage of passive solar techniques. Where possible, the building footprint shall be orientated with the long dimension on an east-west axis to take advantage of the benefits of passive solar heating on the south side in the winter, and minimizing heat load on the east and west side of building in the summer.
- Minimize door and window openings on the easterly and westerly building facades where the sun strikes the building in late spring, summer and early fall.
- Shade easterly, westerly, and northern facades with landscaping or other shading devices such as trellises or other techniques to reduce sun exposure in late spring, summer and early fall.
- Construct appropriate sized overhangs on south facing windows and doors to reduce heating during mid-fall and mid-spring when the sun is in the southern sky and is still hot
- When landscaping is placed next to a building place trees at a distance from the south facing façade so that at noon on the winter solstice, the distance of the full growth height of the tree from the façade is no closer than 1.5 times the tree height. This will allow unshaded access of sunlight into the building windows and doors to accomplish passive solar heating at noon in deep winter. Any trees placed closer than this to the building should be deciduous and allowing at least partial sunlight into the building during deep winter.

4.2.6 Active Solar Use

Consider incorporating the use of solar hot water, day-lighting and photovoltaic strategies that are covered by rebates under the ACC's Renewable Energy Standard & Tariff (REST) now available through Tucson Electric Power, and described at <http://www.tep.com/Green/>.





4.2.7 Rooftop Screening

Mechanical equipment for all new development shall be screened from view, and such screens shall be continuous, solid and integrated with the building façade. Roof top equipment which is not screened may be allowed upon review and approval by the Architectural Review Board. Visible screening and exposed equipment will be painted to match the building. Antennas and cell phone towers are excluded from these requirements.

4.2.8 Site Design

The site design should be sensitive and respond to Tucson's unique sense of place.

- Maintain mountain views where possible.
- Utilize vegetation/landscaping that reflects the Sonoran desert using xeriscape principles and low water use plants.
- Passive water harvesting is required and active water harvesting is encouraged. Rain water harvesting shall be designed to meet the requirements of the City of Tucson Land Use Code (LUC) Section 3.7.1.1,A, LUC Section 3.7.4.3.B and LUC 3.7.4.5.B. Techniques to design and implement water harvesting are described in the City of Tucson's Water Harvesting Guidance Manual, available as a pdf file from the following website:
<http://www.ci.tucson.az.us/water/harvesting.htm>
- Streetscape design should enhance the overall function and visual quality of the street, and make wayfinding easy.
- Follow principles found in the PC Trails System Master Plan, and the City of Tucson Parks, Trails and Open Space Master Plan
- The site layout should create circulation linkages to adjoining buildings and campus activities to help create a medical educational campus. These circulation pathways will encourage less dependency on motor vehicles, and encourage more pedestrian and bicycle circulation.
- Provide outdoor and indoor spaces to promote interactions, and gatherings.





4.2.9 Energy Efficiency Standards

All new County-owned buildings and County-owned facilities shall comply with LEED Silver energy standards, per adopted Pima County resolutions. Other developers will be required to create a design proposal based on the U.S. Green Building Council's checklist for LEED, demonstrating their strategy for achieving the points necessary for a LEED Silver rating. The Architectural Review Board (ARB) will review the design proposal and determine whether or not the strategy also meets the design intent for the Campus. While all new buildings on Campus will be constructed to LEED Silver standards, certification of buildings by private developers will not be required, due to the economic constraints and lengthy review imposed by the certification process. In addition to considering design proposals for energy-efficiency, the ARB will also review all new development plans against a checklist indicating a set of minimum standards that must be met by all new development on Campus. Even if a proposal technically achieves the required points for LEED Silver, the ARB may request modifications based on the overall vision for the Campus design.

Project developers may request to use sustainable materials in the construction of parking lots to lessen the heat island effect. Such materials may be considered and reviewed by Pima County and the City of Tucson; final acceptance to be provided by the Kino Health Campus ARB.

4.2.10 Signage

Signage within the Kino Health Campus PAD shall conform to the City of Tucson Sign code. If in the future the City of Tucson Sign Code is amended to allow for the creation of a signage program within the PAD, such a program may be developed and implemented without a major amendment to the PAD.

5. Infrastructure Construction and Phasing

5.1 Wastewater

As provided in the Site Analysis Section, the PAD is currently served by the Pima County Regional Wastewater Reclamation Department wastewater sewage collection system. Existing infrastructure is adequate for the future development of the PAD. It is anticipated that some sewer network improvements will be required to serve the interior of the PAD. As development occurs, the need for sewer improvements will be analyzed.





5.2 Stormwater Drainage

To identify specific drainage infrastructure that will be needed as individual development takes place within the proposed development phases, a master drainage report has been prepared for the Kino Campus PAD development. This report, entitled Master Drainage Report, Kino Campus Planned Area Development Southwest Corner of Ajo Way and County Club, 2008 was prepared by CMG Drainage Engineering, Inc. as a sub-consultant to RS Engineering, and is submitted under separate cover. The report provides baseline conditions, further defines proposed peak discharge rates affecting the site, and includes conceptual designs for any site-wide “master” drainage systems that need to be constructed in advance of individual development sites. Please refer to Exhibit 27, Kino Health Campus PAD Drainage Plan (page 89) for the proposed drainage system and related Table C.2: Drainage System Construction Schedule, which ties construction of drainage improvements to development within the Campus Sub-Areas.

In keeping with the detention waiver that is being sought for the PAD, the proposed drainage plan depicts a proposed storm drainage system that will convey flows from the currently undeveloped southeast areas of the PAD, northward to discharge into the existing culvert under Ajo Way, and ultimately into the Ajo Detention Basin. The proposed “master” drainage system will be comprised of surface channels or underground storm drains (or a combination of both) and will generally follow a Forgeus Ave. / Milber St. alignment as shown on Exhibit 27, page 89. Additional details of the proposed drainage plan are included in the Master Drainage Report.

The results of the Master Drainage Report are intended to provide the City of Tucson with guidance to review proposed development within the PAD. Additional detailed parcel level analysis will be provided to the City as development occurs.





Table C.3: Drainage Infrastructure Schedule by Sub-Area

Sub-Area	Development Site ID	Drainage System Components Required to Service Development Site
A	1	None – Area already developed and drainage systems in place
	2	None – Psychiatric Hospital site under current development – no new offsite drainage systems needed
	3	SD-1 & SD-2 – Forgeus Avenue / Milber Street drainage system
	4	SD-1 – Forgeus Avenue drainage system
B	1	None – CPSA Building site will drain to existing east perimeter channel along Country Club Road
	2	None – Area is designed to drain to existing Bentley Avenue storm drain system
	3	SD-3 – Milber Street drainage system from Bentley Avenue to Country Club Road
	4	SD-4 – South Bentley Avenue drainage system
	5	None – Area drains to existing south perimeter channel along the I-10 right-of-way
C		None – Area drains to existing south perimeter channel along the I-10 right-of-way
D		None – No further development planned in this area

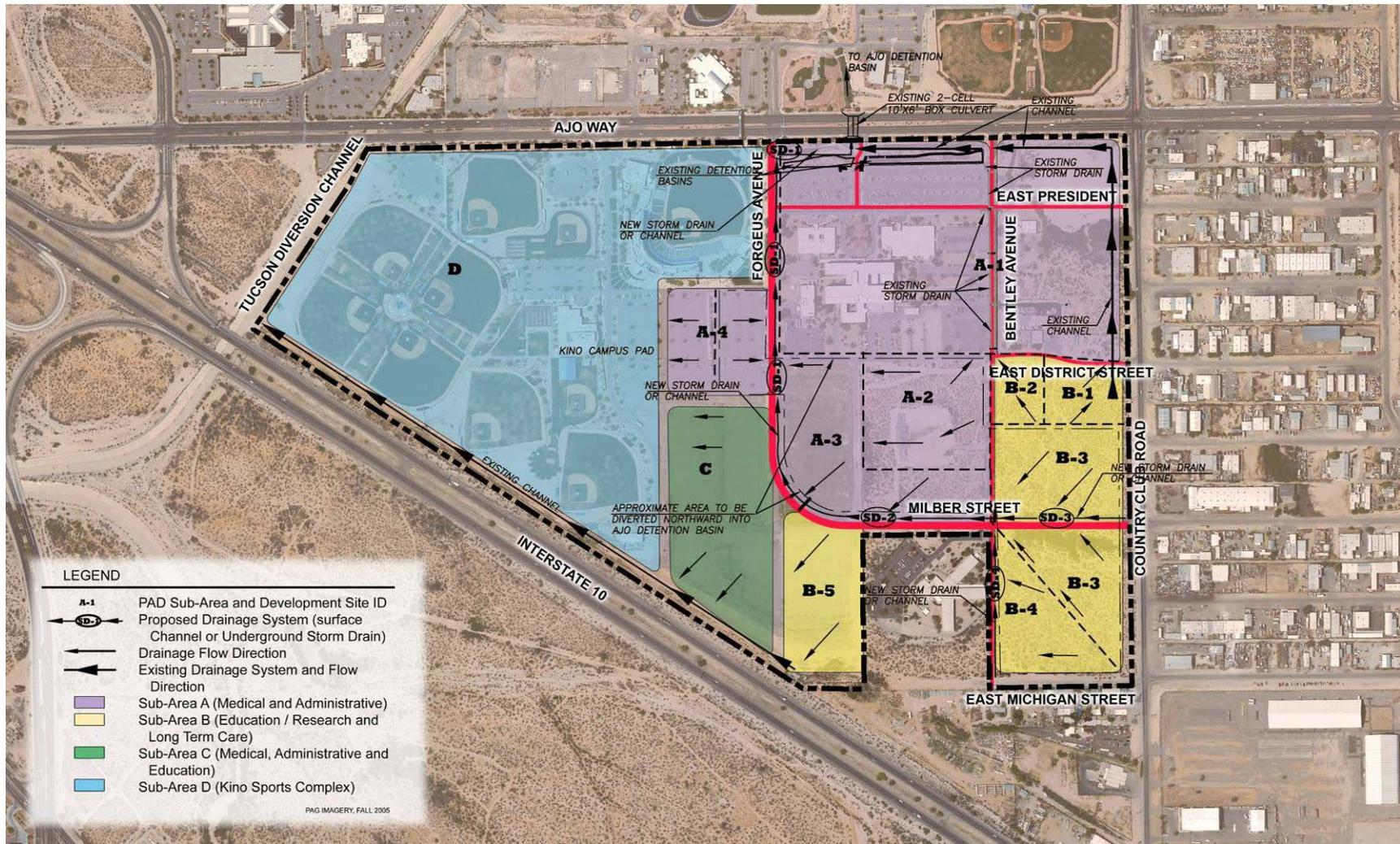
5.3 Stormwater Harvesting

Stormwater harvesting will be implemented within the future development in order to meet current City of Tucson requirements. Current requirements include the use of passive water harvesting techniques such as recessed planting areas, use of mulch to slow evaporation, and appropriate landscape and irrigation design to take advantage of passive water harvesting techniques. Active rainwater harvesting within future developments will include actively directing roof and paved surface runoff to recessed planting areas and slowing and meandering of surface storm water to encourage percolation, healthy plant growth, and ground water recharge. Stormwater harvesting can be incorporated into future site plans to reduce the volume of stormwater runoff that is conveyed to drainage facilities. Rainwater harvesting shall be conducted per the requirements of LUC Sections 3.7.1.1.A, 3.7.4.3.B and 3.7.4.5.B. Development plan submittals to provide a plan sheet showing how water harvesting is being achieved.





Exhibit 27: Kino Health Campus PAD Drainage Plan





5.4 Solid Waste Disposal

It is anticipated that solid waste generated from new development will increase with each development phase. Solid waste is currently disposed, and will continue to be disposed, off site. Therefore, there is no need for the construction of solid waste disposal facilities within the PAD.

Each new development and/or expansion will include provisions for both refuse and recycle collection and identify the specific type and level of service to be provided. Development within the PAD will comply with DS 6-01.0 Solid Waste Disposal. Each enclosure should be designed per DS 6-01.3.0 and DS 6-01.4.0.

Details for solid waste pickup, including circulation and dumpster locations will be addressed as part of the design stage of new development and will comply with current development standards. All solid waste canisters shall be screened from public view.

The UPH Hospital at Kino and ancillary buildings will continue to generate Regulated Medical Waste (RMW). All collection and processing of medical waste shall continue to comply with all applicable standards.

5.5 Transportation and Circulation

A preliminary Traffic Impact Analysis (TIA) was prepared by Kimley-Horn and Associates as part of the PAD proposal. The TIA is submitted under separate cover. The TIA identifies baseline conditions per phase, which include potential impacts to the regional road network, points of egress and ingress, and configuration of the loop road for on-site circulation.

Any relocation, modification, etc., of existing utilities and/or public improvements necessitated by the proposed development will be at the expense of the owner/developer and not at the expense of the City of Tucson. At a minimum, as a result of site improvements on the PAD, the owner/developer shall construct the west half of Country Club Road consistent with the MS&RP. Said improvements along the west half of Country Club Road shall include: additional pavement, curb, sidewalks, bus pull-outs/shelters and drainage infrastructure. Site specific improvements (such as left turn lanes with median islands and right turn/decal lanes)—as determined by the approved TIA and/or TDOT—will be required on both Ajo Way and Country Club Road.

5.5.1 Circulation Infrastructure Phasing

The planned expansion of the Kino Health Campus PAD includes three distinct phases spanning a planning horizon greater than 15 years. Existing facilities within the Kino





Health Campus PAD comprise approximately 320,000 gross building square feet (GBSF). The estimated square footages provided in Table C.3 for the planned expansion of existing facilities and/or development of new facilities are in addition to the existing 320,000 GBSF.

Sub-Area A is planned to be developed in Phase 1. For purposes of traffic infrastructure planning, Phase 1 has been divided into two sub-phases:

Phase 1A: (0 to 5 years)

This sub-phase includes development that is currently under construction or already in the design stage. It is anticipated that this phase will yield approximately 600,000 GBSF.

Phase 1B: (0 to 10 years)

This sub-phase includes some development that is currently in design stage. It is anticipated that this phase will yield approximately 2,100,000 GBSF.

Sub-Area B is planned to be developed in two phases:

Phase 2: Intermediate (10 to 15 years)

This phase will include primarily education and research and long-term care uses. It is anticipated that this phase will generate approximately 400,000 GBSF.

Phase 3: Long-Range (More than 15 years)

This phase will include primarily education and research and long-term care uses. It is anticipated that this phase will generate approximately 1,120,000 GBSF.

It should be noted that the TIA evaluation was limited to Phase 1B due to several unknown factors regarding the Interstate 10 reconstruction and potential new interchange at Country Club Road. Any development beyond Phase 1B will be required to conduct additional traffic studies.

Table C.3 includes traffic, access, and general roadway improvement requirements for each PAD phase included in the TIA. The target GBSF figures listed in the table indicate the maximum square footage allowed per phase before the next phase of circulation improvements is triggered. Proposed phasing for circulation improvements is illustrated in Exhibit 28: Circulation Plan (page 94).





Table C.4: Traffic Infrastructure Improvements per Phase

PAD Sub-Areas	Proposed Phase	Target GBSF	Building Types	Required On-site Traffic Infrastructure Improvements	Required Off-site Traffic Infrastructure Improvements
Sub-Area A	Phase 1A (Projects under construction or in design phase; expected completion 0 to 5 years)	600,000	Administration Building Hospital Expansion Outpatient Clinics Psychiatric Building Crisis Response Center Blood Distribution Center	Single NB left-turn lane at Forgeus Avenue and Ajo Way.	Dedicated right-turn lanes at Ajo Way driveways.
	Phase 1B (Projects in planning stage; expected completion within 10 years)	2,100,000	Hospital Expansion Outpatient Clinics Sports Medicine Complex Children and Women Center Gateway Building Education and Research	Dual NB left-turn lanes at Forgeus Avenue and Ajo Way. Internal Loop Road.	Signal at Milber Street and Country Club Road.
Sub-Area B	Phase 2 (10 to 15 years)	400,000	Education and Research and Long-term Care Facilities	It is recommended that additional studies (traffic impact analyses) are conducted at this stage to identify if any additional on-site improvements are needed.	It is recommended that additional studies (traffic impact analyses) are conducted at this stage to identify if any additional off-site improvements are needed.
	Phase 3 (More than 15 years)	1,120,000	Education and Research and Long-term Care Facilities	It is recommended that additional studies (traffic impact analyses) are conducted at this stage to identify if any additional on-site improvements are needed.	It is recommended that additional studies (traffic impact analyses) are conducted at this stage to identify if any additional off-site improvements are needed.
Sub-Areas C & D	Any development in these sub-areas will require further traffic studies, which may result in recommendations for additional infrastructure improvements.				

Source: Traffic Analysis for University Physicians Healthcare Hospital at Kino Campus, prepared by Kimley-Horn and Associates, April 2007





5.5.2 Circulation Plan

The hierarchy of streets established for the PAD is shown in Exhibit 28: Circulation Plan, page 94. The Circulation Plan provides a loop road and secondary streets forming a continuous grid of internal streets designed to set the framework for future building locations. This framework provides for an efficient and safe internal circulation system designed to increase way-finding, minimize regular vehicular, service, and emergency vehicle traffic conflicts and manage large volumes of traffic generated by seasonal events at the Kino Sports Complex. The use of underground and overhead pedestrian links between buildings and uses on campus is encouraged. The Circulation Plan shows:

- Loop Road (4-Lanes) between Forgeus Avenue and Milber Street.
- Ambulance entries via District Street and Bentley Avenue.
- Traffic signals at Country Club Road and Milber Street and at Forgeus Avenue and Ajo Way.
- Right-in/Right-out only access from Ajo Way and Country Club Road.
- Right-in/Left-in/Right-Out At Ajo Way and Bentley Avenue and at Country Club and East District Street.

It should be noted that ADOT may widen I-10 through this area adjacent to the campus to 10 lanes in the future. This widening is under review with ADOT's current I-10 corridor study. With this potential widening, the right of way would increase from 300' to 400' in width, 50' on each side of the existing right of way, which could potentially impact the PAD development area.

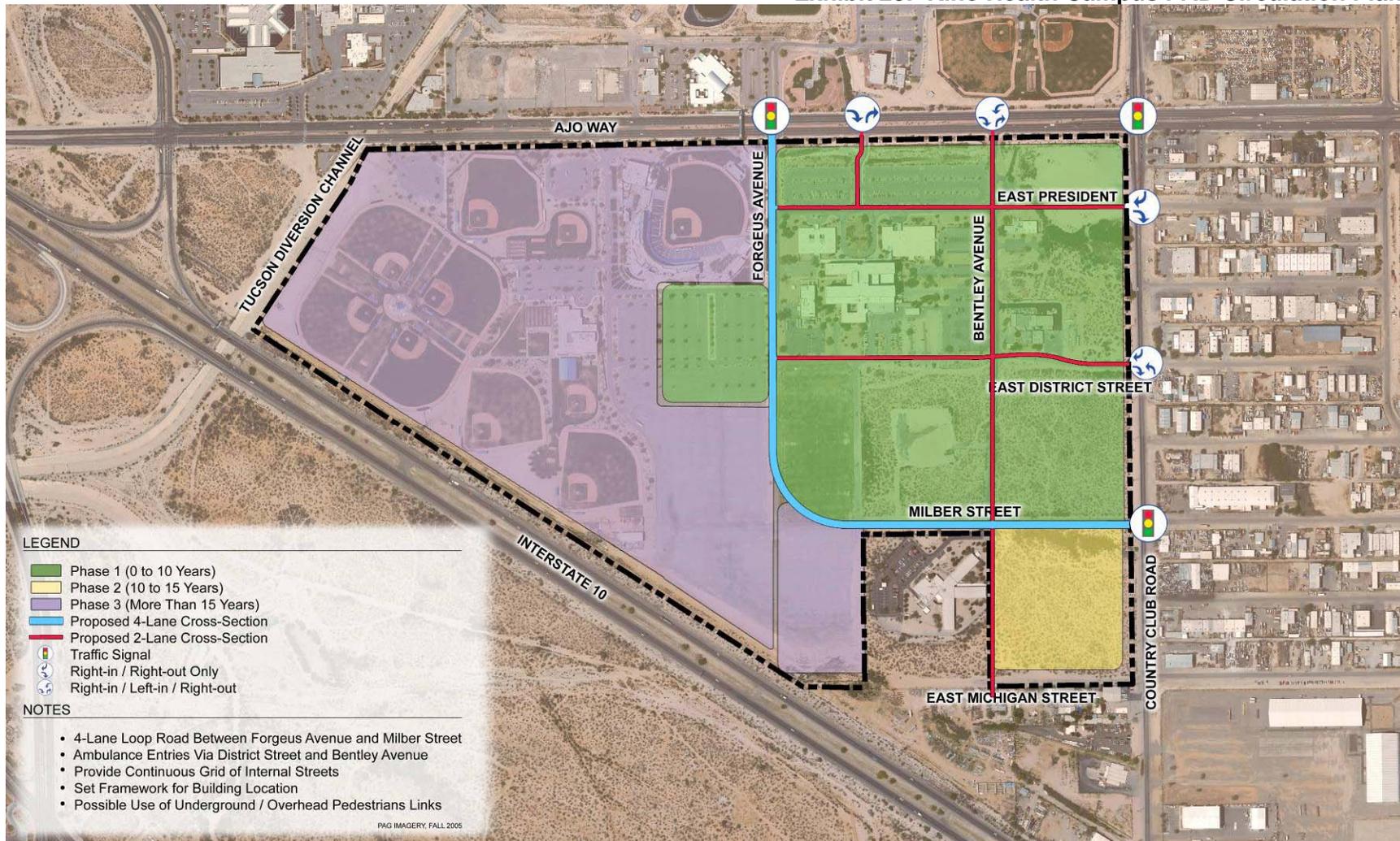
5.5.3 Internal Roads Serving the PAD

Internal streets within the Kino Health Campus PAD are owned and maintained by Pima County. New roadways and upgrades to existing roadways within the campus shall be constructed in accordance with the standards contained within this PAD, which meet or exceed City of Tucson standards. It is possible at some point in the future these internal roadways will be turned over to the City of Tucson for ownership and maintenance as public streets.





Exhibit 28: Kino Health Campus PAD Circulation Plan





5.6 Central Plant Improvements

The existing central plant is currently located in Sub-Area A, west of the hospital and east of Forgeus Avenue. Central plant improvements will be required to support the first increment of outpatient clinics or ambulatory care and the first increment of education and research during Phase 1 (5 to 10 years).

Additional central plant expansions may be required in Sub-Area B to support education and research and long-term care development during Phase 2 (10 to 15 years) and Phase 3 (more than 15 years). Pima County Facilities Management Department will monitor development and assess required central plant improvements needed to support such development. Heating and cooling needs may be met by the systems contained within each individual building.

If central plant improvements are included as part of a Pima County development plan, review by the City of Tucson is not required. If the improvements are tied to private development within the PAD, the City of Tucson will review the proposed improvements along with associated development plan and improvement plan submittals.



Section D: Implementation and Administration





Section D: Implementation and Administration

1. PAD Amendments, Interpretation and Minor Revisions

This section of the Kino Medical Campus PAD includes all the regulatory procedures that will guide the implementation of the PAD. The following sections shall apply to all property within the PAD boundary unless otherwise stated.

1.1 Effect of PAD on Adopted City Zoning Regulations

The Kino Medical Campus PAD regulations and development standards provided in this document supplement and/or supersede existing zoning within the PAD. The Land Use Plan and Regulations section of this document defines the permitted land uses, development standards and design guidelines governing future development within the PAD and supersede existing regulations within the City of Tucson's LUC and Development Standards.

If an issue arises regarding definitions, conditions, standards, and/or situations not addressed in this PAD document, the LUC, Development Standards and/or any other applicable City of Tucson regulations shall prevail unless otherwise directed by City of Tucson.

1.2 Applicability

The provisions within this PAD constitute the primary tools for use by the City of Tucson, Pima County, UPH, and subsequent developers to ensure that Kino Health Campus PAD develops in conformance with the design intent presented in this document. The provisions included in this section apply to all private development within the Kino Health Campus PAD, with the exception of Pima County-owned and operated facilities, which are exempt from the PAD regulations.

1.3 Interpretation

PAD interpretations are subject to the City of Tucson Land Use Code Section 2.6.3.10.

1.4 Amendments

Amendments to the Kino Medical Campus PAD may be necessary over time to better address market changes, financial conditions, education and medical field changes, and/or any unanticipated needs. Substantial changes are as defined in LUC Sec. 2.6.3.11.B.3. The PAD Amendment process for substantial changes shall conform to LUC Sec. 2.6.3.11.B.4.





Non-substantial changes to the PAD shall be approved pursuant to LUC Sec 2.6.3.11B.5
Non-substantial changes include the following:

- Modifications to permitted primary and secondary uses that do not change the overall intent of the PAD.
- Modifications to OCR-1 definitions and/or standards as required to improve PAD implementation.
- Any other items not expressly defined as substantial based on LUC Section 2.6.3.11.B.3.

The Pad Amendment process for substantial changes shall conform to LUC Section 2.6.3.11.B.4. Substantial changes are as defined in the LUC Section 2.6.3.11.B.3.





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