



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

October 4, 2016

Mr. Kim Wolfarth, AIA
Project Manager/Architect
DLR Group
177 North Church Avenue
Tucson, AZ 85701

Dear Mr. Wolfarth:

SUBJECT: Minor Amendment to Tucson Medical Center Planned Area Development for Arcadia Wash Trail Figure 19E.

I have reviewed your letter, dated July 28, 2016, and trail exhibit dated August 8, 2016 (see attached) requesting a minor amendment to modify conceptual cross section Figure 19E for the Arcadia Wash Trail north of the Wyatt Drive crossing. Your request letter cites that these conceptual cross sections did not take into consideration existing onsite conditions, i.e. existing mature trees and parking lot light pole concrete bases along a 100-foot section of the proposed trail. While a majority of the ground west of the railing is in excess of 10-feet, there is a portion in the middle of the designated trail path being reduced to approximately 6-feet given the existing onsite conditions.

The TMC PAD recognizes that these cross sections are conceptual and respectively may not conform to the typical cross sections because of pre-existing site conditions and development. The TMC PAD also recognizes that amendments may be necessary over time in order to respond to changing conditions and unanticipated needs of new users.

Hence, it is determined that your request to modify the Conceptual Pedestrian Circulation, Figure 19E as it relates to the Arcadia Wash Trail north of Wyatt Drive is a non-substantial change and may be approved as a Minor Amendment, subject to the direction agreed upon in your attached letter dated July 28, 2016, and the Trail Exhibit dated August 8, 2016.

Please note that a copy of this letter and a letter of approval from the TMC Architectural Review Board for the modified cross sections must be attached to the development plans.

Sincerely,

Nicole Ewing Gavin
Director
Planning and Development Services Department

Attachments: Applicant's Request and Exhibit

**Tucson Skilled Nursing Facility
Development Plan
30-16310-00**

Meeting Minutes

Meeting Date: 28 July 2016

Attendees:

John Beall / City of Tucson, Development Services
Dave Marhefka / Norris design
Kim Wolfarth, AIA / DLR

Distribution: Team Directory

MEETING MINUTES NO. 1:

A meeting was held on site to discuss the extent of new trail required along the Arcadia Wash north of the Wyatt Drive crossing. The Planned Area Development requires that the "Arcadia Wash Trail shall be constructed in conjunction with the first development plan for development or redevelopment in the area in which the Arcadia Wash Trail is located." The pedestrian route and landscape border is outlined in Figure 19E of the PAD as a 30'-0" Landscape Corridor.

In reviewing existing conditions, it was confirmed that the distance from the top of concrete wash bank to the installed safety railing is 4'-0". A majority of the ground west of the railing is in excess of 10'-0" with a portion in the middle of the designated area being reduced to approximately 6'-0" in width where mature trees and parking lot light pole concrete bases are located. There are approximately six landscape areas in the parking lot adjoining the trail location with existing trees in three of the areas.

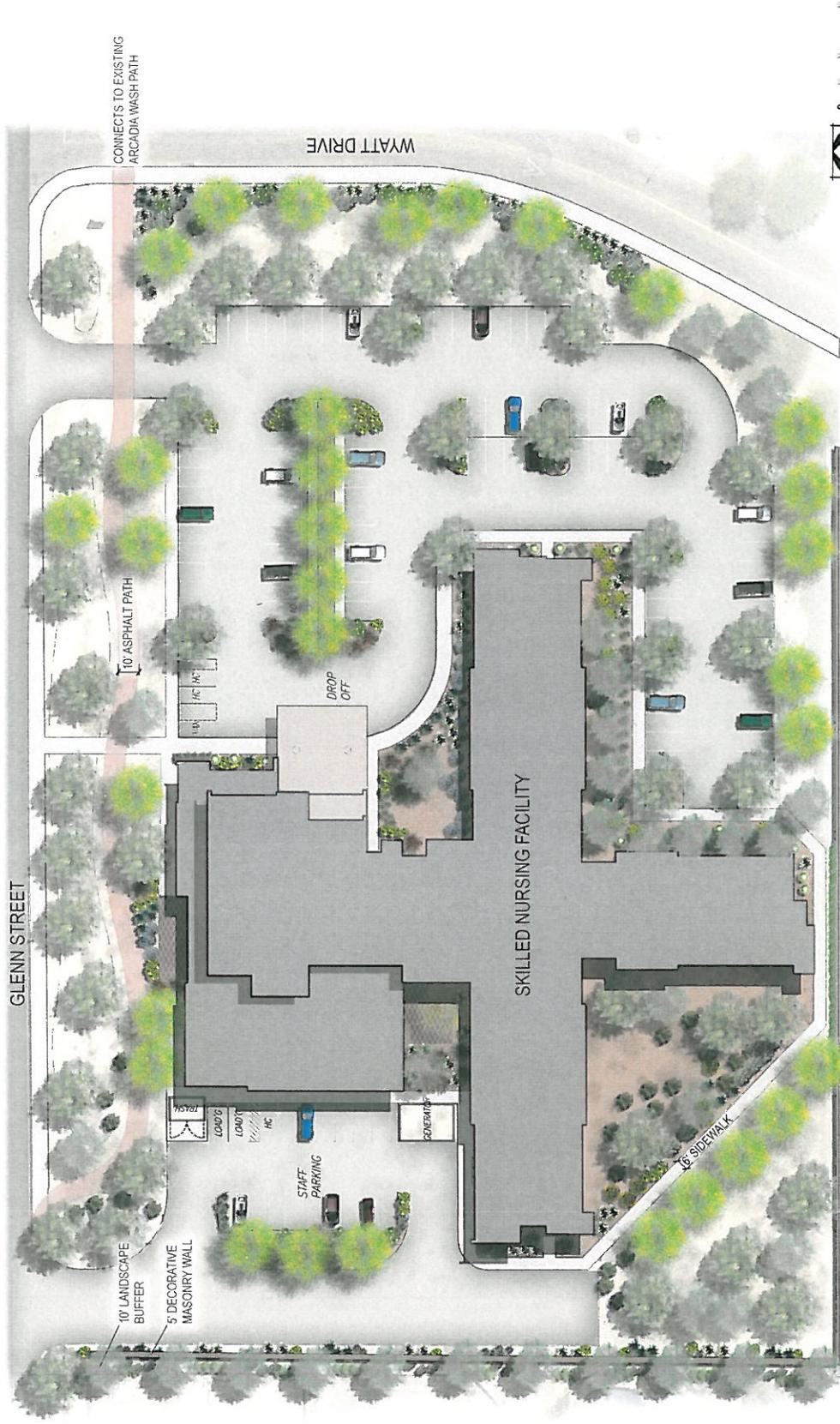
After walking the area and discussing the options, the following is the direction agreed upon with John Beall:

- The trail is required by the PAD.
- It is recognized that the full 30'-0" width of the pedestrian route and landscape border will impact existing parking adjacent to the trail.
- It is recognized that the full 10'-0' width of the trail can be accomplished except in the approximate 100'-0' length adjacent to the existing mature trees and parking lot light pole concrete bases.
- The trail will be allowed to be 8'-0" in width in the approximate 100'-0' length adjacent to the existing mature trees and parking lot light pole concrete bases with the safety railing being relocated 24" to the east still allowing for close to 3'-0" of safety zone along the top of the wash bank.
- Approximately ten parking spaces along the trail will be converted to landscape islands and planted with a minimum of 24" boxed trees and irrigated as required for healthy future growth.
- A 24" boxed tree will be planted in the interior landscape island of the parking lot at the southern end of the lot to balance out the existing vegetation.
- The north end of the trail will need a rip rap bank to level out the final 30'-0" +/- of trail prior to connecting with the existing trail and bridge.
- The existing railing will need to be modified to allow for the desired width of the trail at the north connection.

- The southern end of the trail will connect with the existing concrete sidewalk and accessible curb ramp. In order to achieve the correct slopes for accessibility, the grade at the southern end of the trail will be required to be elevated.

With these parameters and landscape modifications/additions, the city believes that the intent of the trail section in the PAD are met. This letter will be forwarded to Development Services for approval. Additionally the approval of the Architectural Review Board will be required before final adoption.

These notes were prepared by Kim Wolfarth, AIA and reflect his understanding of the meeting. Please contact him if you have any comments or revision.



THE SKILLED NURSING FACILITY SITE PLAN



418 North Toole Ave
 Tucson, Arizona 85701
 P: 520.622.9565
 www.norris-design.com

TUCSON MEDICAL CENTER SKILLED NURSING FACILITY
 AUGUST 8, 2016

NORRIS DESIGN



September 21, 2016

Mr. John Beall
Planning and Development Services Department
City of Tucson
201 North Stone Avenue
Tucson, AZ 85726

SUBJECT: Tucson Medical Center
Skilled Nursing Facility

Dear John,

The TMC Architectural Review Board met on August 16, 2016 for an update on the Skilled Nursing Facility to be located at Glenn and Wyatt Drive. The landscape plan and parking lot upgrades were presented. All vegetation will continue to follow the Sonoran desert landscape theme. The Arcadia Wash Trail will be extended as required by the PAD.

Exterior architectural renderings were provided of the front entry, patient wing and dining patio detail. Actual samples of the building materials were distributed. Following discussion, the Board agreed the plan complies with the TMC Guidelines and recommends their approval to move forward.

Please let me know if you need any additional information.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange | Curtis Hendershott | Ryan Estes | Kim Wolfarth | David Marhefka
ARB Meeting Minutes