



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

June 27, 2014

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 Conceptual Pedestrian Circulation, Figures 19C and 19F.

I have reviewed your letter of June 26, 2014 (see attached) requesting a minor amendment to modify conceptual cross sections Figures 19C and 19F for the pedestrian circulation routes on the east and west edges of Lot 2 within which the Palo Verde Behavioral Hospital is located, and the proposed improvements and redevelopment are taking place. Your request letter cites that these conceptual cross sections did not take into consideration existing onsite conditions, i.e. existing sidewalk and 5-foot wall along North Craycroft Road, and an existing parking lot and landscape area along the "Towner Loop".

The TMC PAD recognizes that these cross sections are conceptual and respectively may not conform to the typical cross sections because of pre-existing buildings 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, Figures 19C and 19F as they relate to the development improvements for the Palo Verde Behavioral Hospital on Lot 2 is a non-substantial change and may be approved as a Minor Amendment.

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,

Ernie Duarte,
Director
Planning and Development Services Department

Attachments: Applicant's Request



177 North Church Avenue
Suite 755
Tucson, AZ 85701

o: 520/882-0698
f: 520/882-0989

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

26 June 2014

Re: Tucson Medical Center
Planned Area Development, PAD-16
5301 East Grant Road
Tucson, AZ 85712

John,

Tucson Medical Center (TMC) has recently turned over the behavioral health component of Palo Verde Behavioral Hospital (PVBH) to United Health Services (UHS). In an effort to provide improved care to Tucson patients with behavioral needs, UHS has decided to build a thirty two bed addition and a new main entry on the south of the existing Palo Verde facility. The PAD that was adopted in 2008, PAD-16, has specific requirements that are triggered with any development within the TMC PAD. The work on Lot 2 triggered the requirement for improvements to the pedestrian circulation on the east and west edges of Lot 2 which PVBH is located. Unfortunately the cross section for the east boundary along North Craycroft Road was generic and did not take into consideration the existing sidewalk and 5'-0" high screen wall. As well, the west section did not address the existing parking lot and landscape areas along the "Towner Loop".

In light of these conflicts, and in preparation of submitting the development package for City of Tucson Development Services review, we are requesting a minor amendment to the cross sections requirements.

Specifically, the TMC PAD requires that the roadway section along the "Towner Loop" be improved to include a 10' landscape corridor on the west side and a 6' sidewalk with an 11' landscape corridor on the east side of the road, figure 'F', attached. The PAD also requires that a 10' paved asphalt path extend within a 30' landscape corridor be constructed along the eastern property line, Figure 'C', attached. Existing conditions on the site make including the 11' landscape corridor on the west side of Towner Loop impossible. A smaller landscape strip has been substituted in its place as well as adding 11' to the 30' landscape corridor on the eastern side of Lot 2.

The landscaping in this area will consist of species from the "Sonoran Desert" landscape theme defined in the TMC PAD. The plant palette will maintain the same character as other newly renovated portions of the TMC campus and continue the effort to unify the TMC campus.

On the east side of the hospital, the existing 5' screen wall along the Craycroft Road right of way will remain in place and the 10' pedestrian path will meander through the existing trees between the road and the hospital. Additional trees, shrubs and new decorative rock will be added to enhance the landscape on the east side of the hospital within the 41' landscape corridor. This section of trail will extend the "loop walk" further north toward the neighborhoods north of Glenn and be an important step towards completing the loop around the campus.

On the west side the improvements to the "Towner Loop" will provide a buffer to Whitmore Elementary and the start of an alternate pedestrian route to the hospital from Glenn Rd.

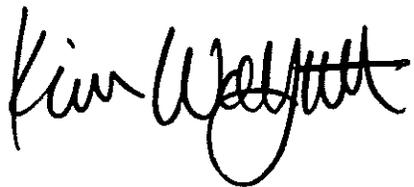
Further development of both of these sections will be triggered when the vacant Lot 1 is developed.

The attached plan and typical sections depict the landscape for the Palo Verde Behavioral Health Addition. A site plan and specific sections from the PAD are included for reference.

The architectural review board (ARB) for this PAD is also currently reviewing these modifications and a letter of acceptance/approval will be forth coming from TMC.

It is our position that the 'spirit' of the PAD requirements have been addressed in this minor amendment request to PAD-16. Please let me know if there is any additional information you need to implement this amendment.

Regards,

A handwritten signature in black ink, appearing to read "Kim Wolfarth". The signature is fluid and cursive, with the first name "Kim" being larger and more prominent than the last name "Wolfarth".

Kim Wolfarth, AIA
Project Manager/Architect

(Not to scale)

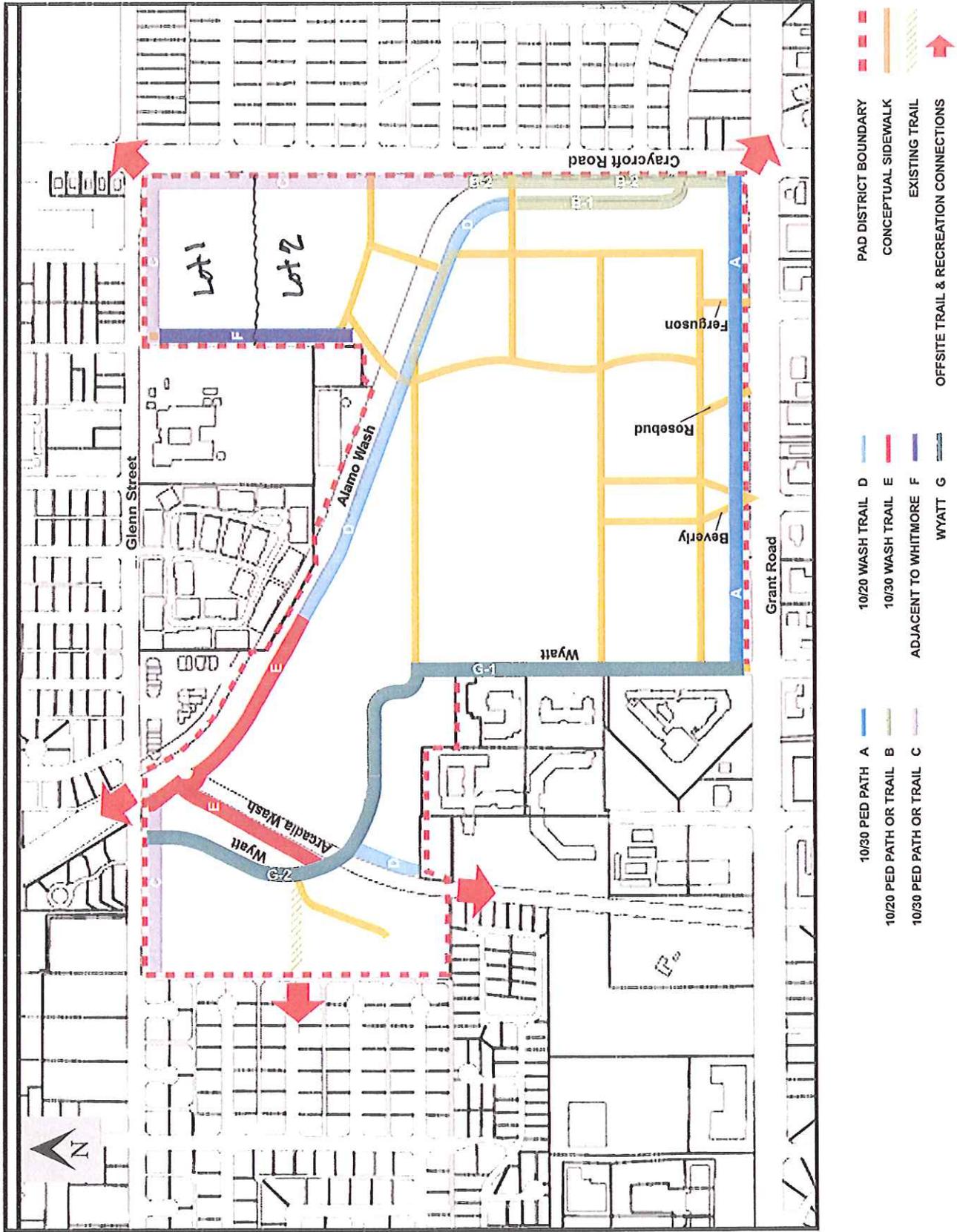


FIGURE 19 - Conceptual Pedestrian Circulation System

(Not to scale)

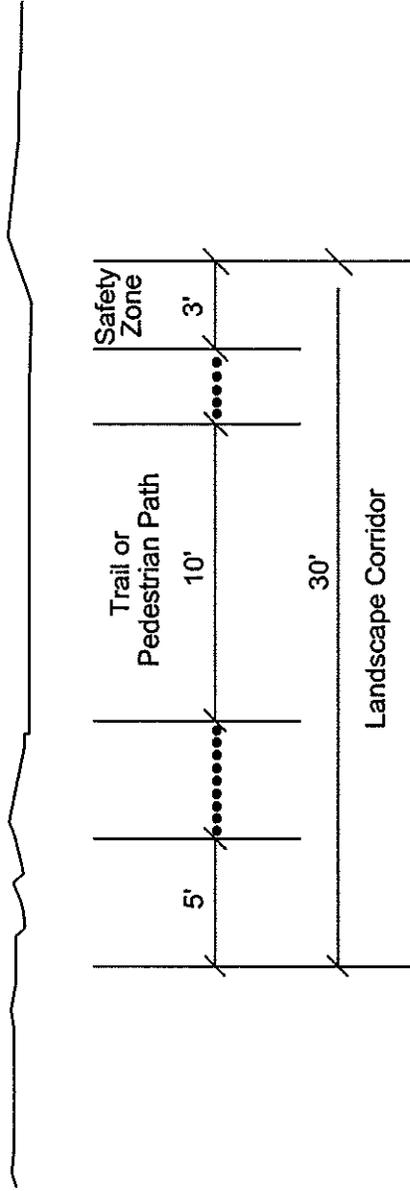


FIGURE 19C - Pedestrian Route & Landscape Border: 10-foot Trail or Pedestrian Path within a 30-foot Landscape Corridor

(Not to scale)

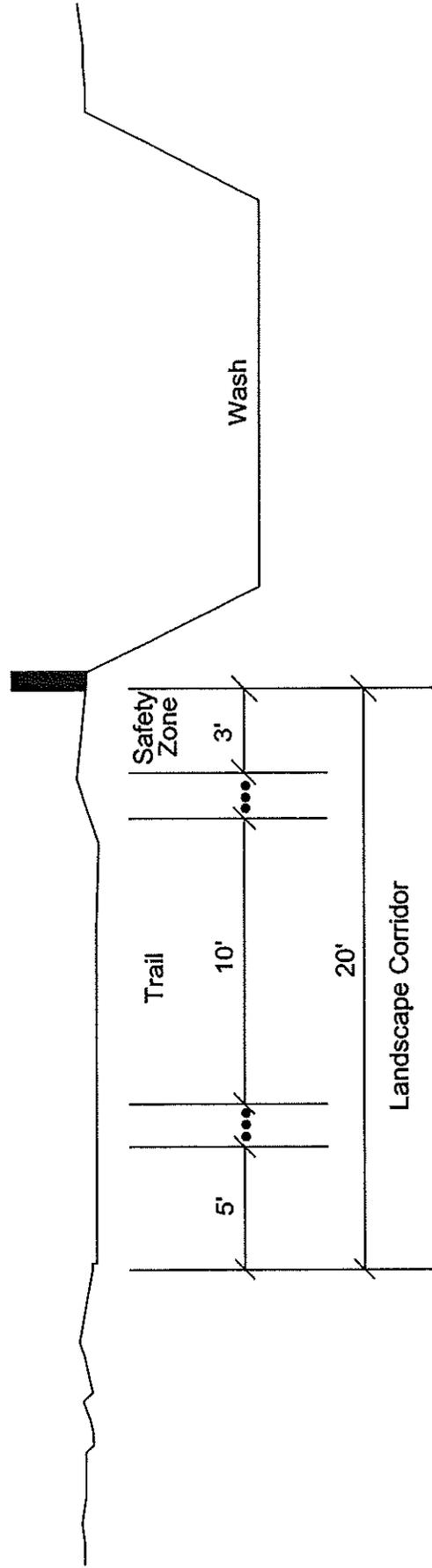


FIGURE 19D - Pedestrian Route & Landscape Border: 10-foot Wash Trail (and railing) within a 20-foot Landscape Corridor

(Not to scale)

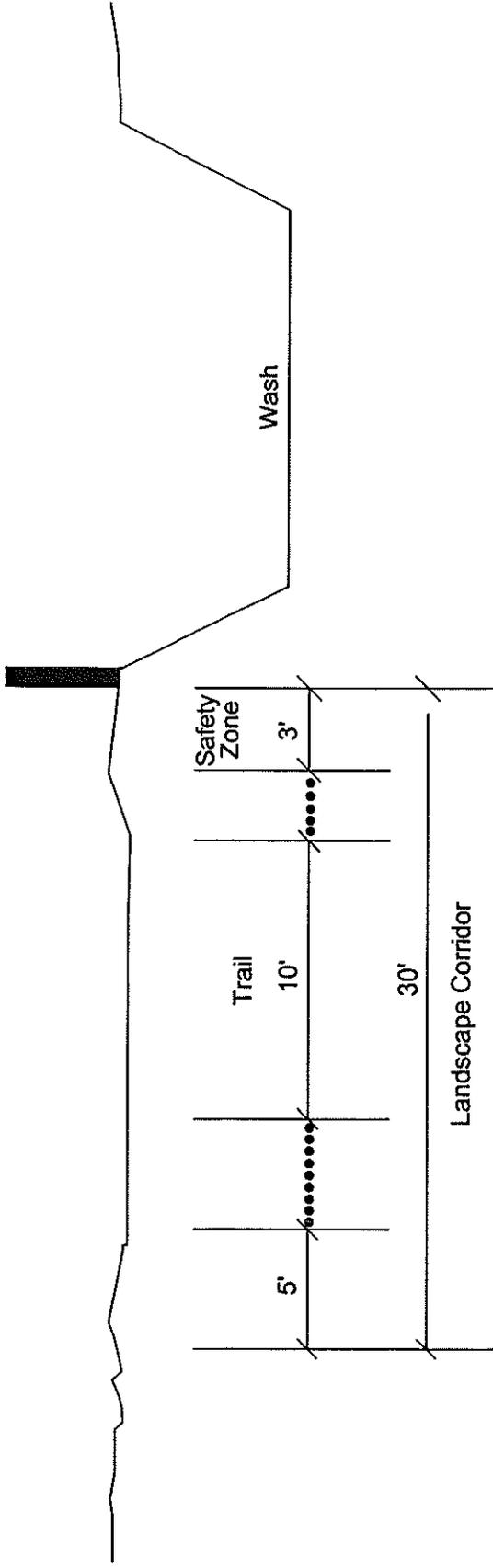


FIGURE 19E - Pedestrian Route & Landscape Border: 10-foot Wash Trail (and railing) within a 30-foot Landscape Corridor

(Not to scale)

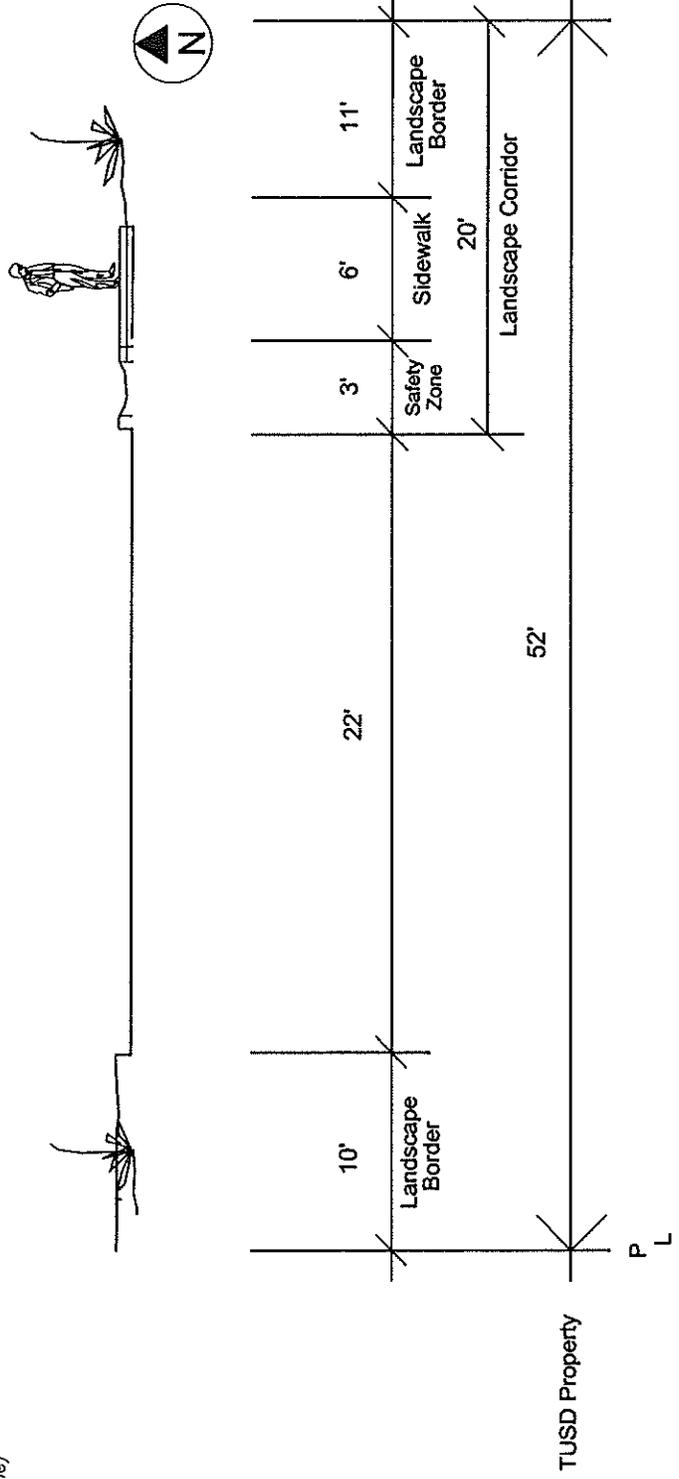
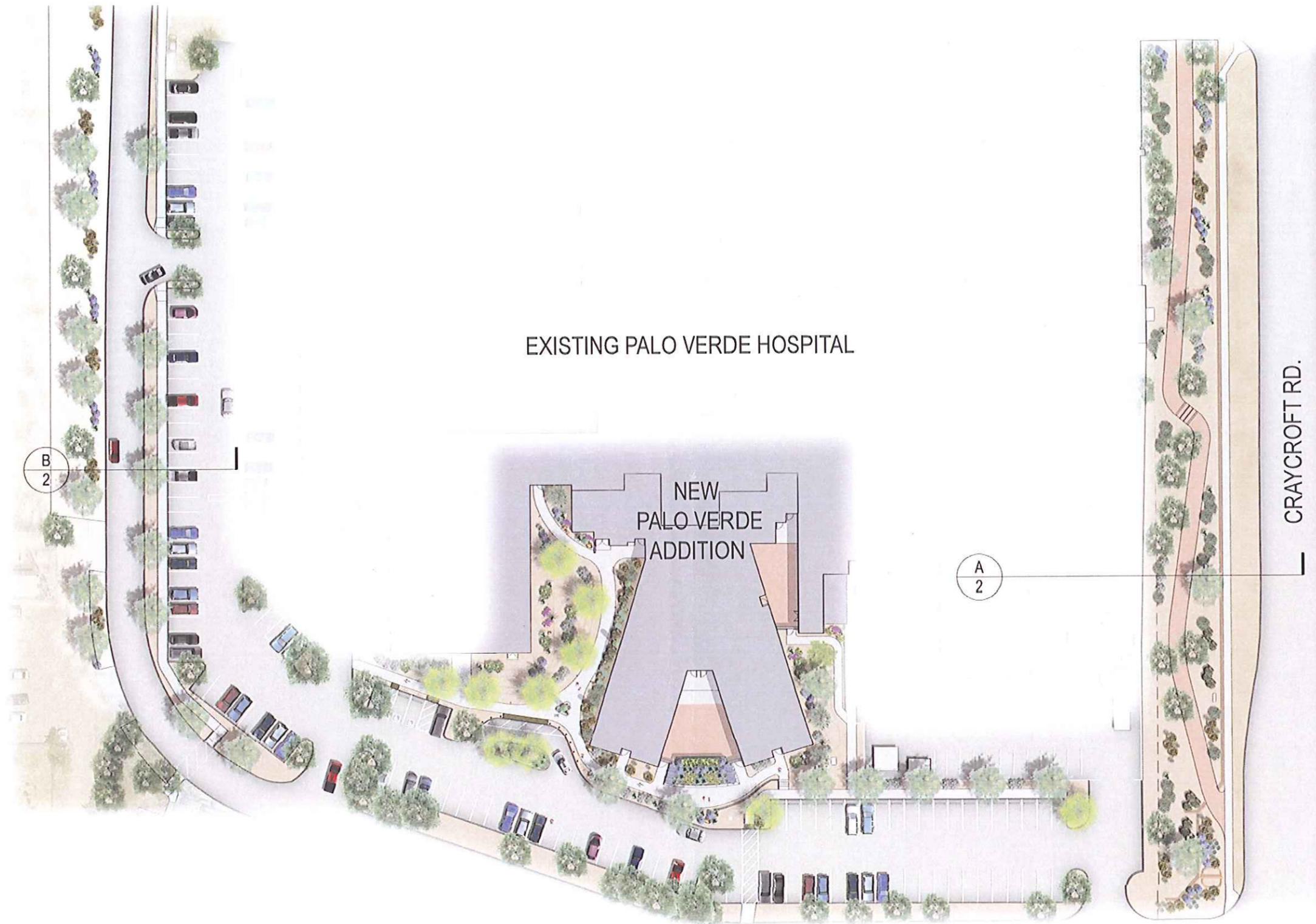
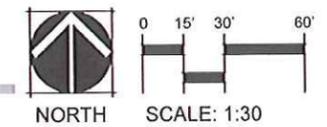


FIGURE 19F - Pedestrian Route & Landscape Border: Adjacent to Whitmore Elementary School



UHS PALO VERDE BEHAVIORAL HEALTH ADDITION SITE PLAN

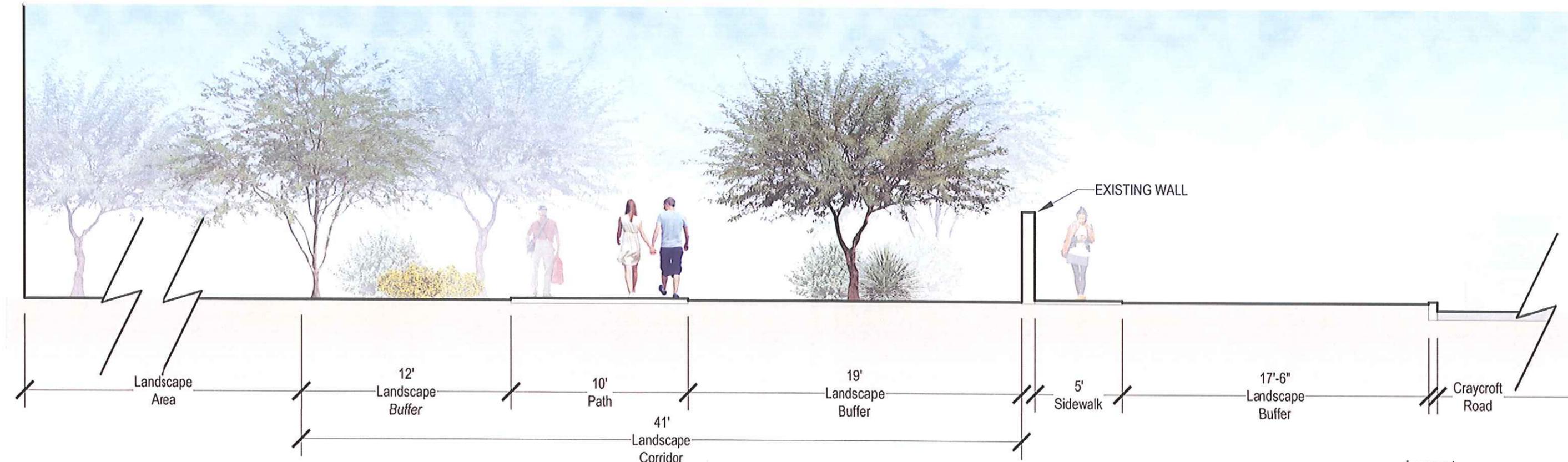


NORTH SCALE: 1:30

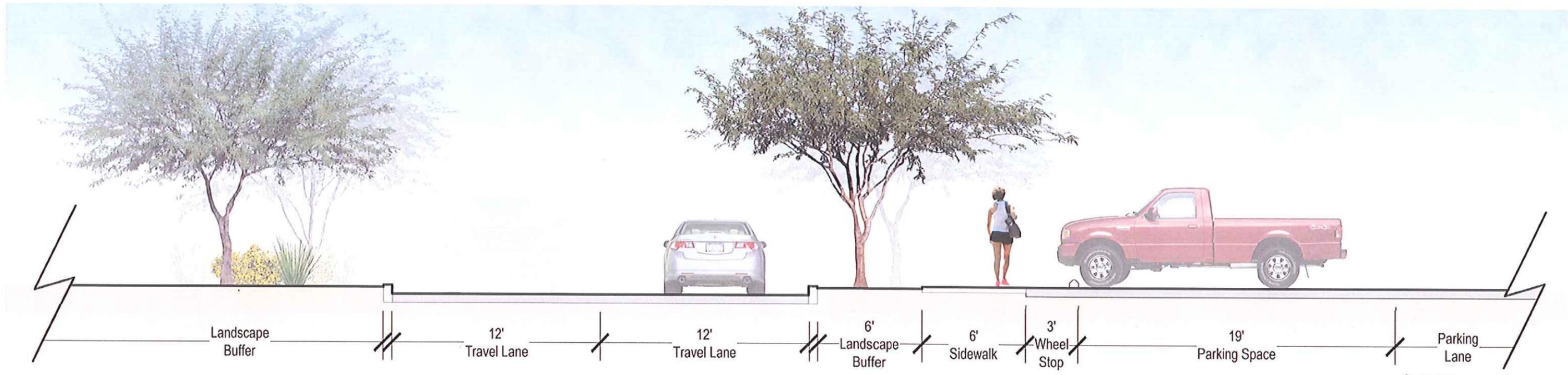
UHS PALO VERDE BEHAVIORAL HEALTH ADDITION
JUNE 25TH, 2014

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





A TYPICAL 10' PEDESTRIAN PATH AND 41' LANDSCAPE CORRIDOR SECTION



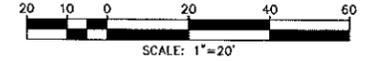
B "TOWNER LOOP" SECTION



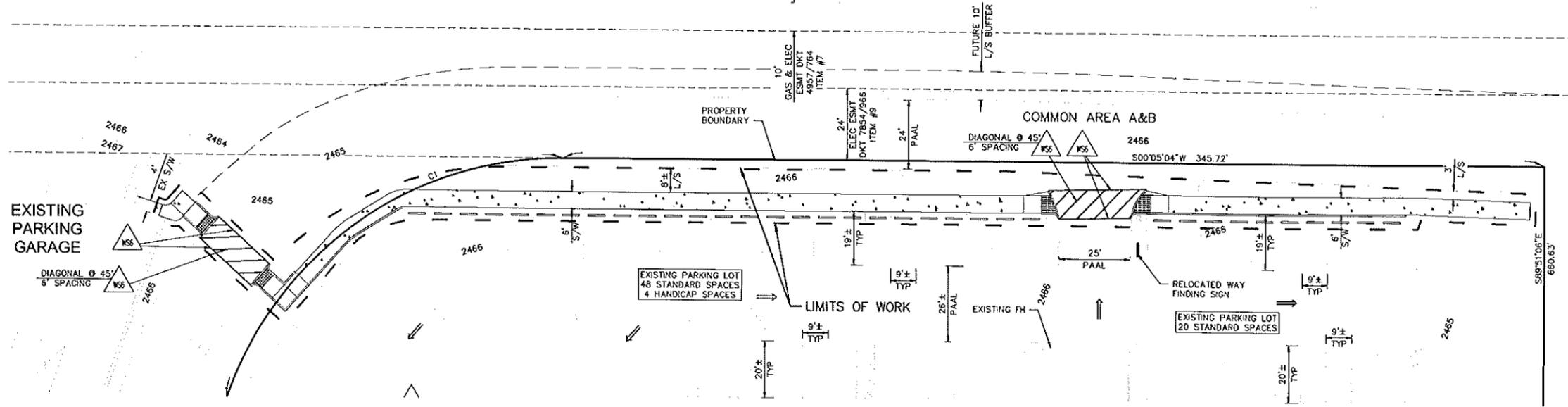
ZONE O-1

ZONE R-1

SCALE: 1"=20'



NOTE: EXISTING TOPO FOR THE PROJECT SITE IS REPRESENTED USING A ONE (1) FOOT CONTOUR INTERVAL



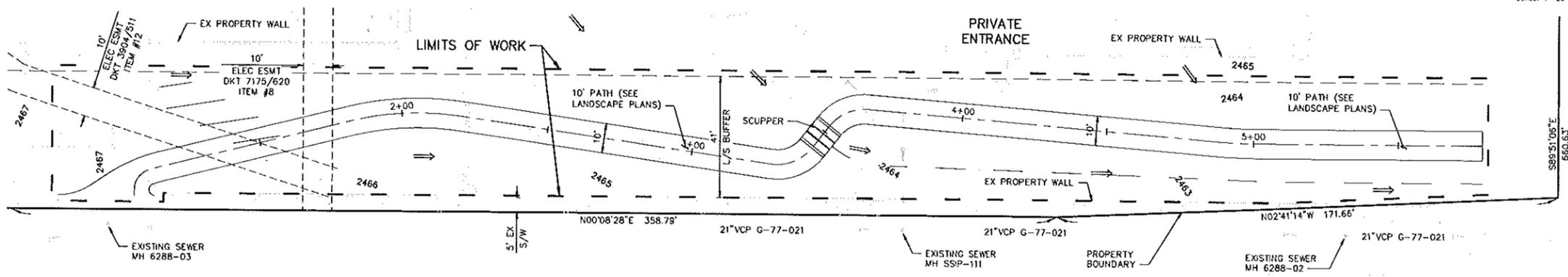
SEE SHEET C1.1 FOR CONTINUATION

CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	155.08'	125.00'	71°05'04"

LEGEND

- 4" SOLID WHITE LINE
- 6" SOLID WHITE LINE
- HANDICAP SPACE PARKING EMBLEM PER MUTCD, FIGURE 38-19
- INSTALL STREET SIGN BASE PER DETAIL ON SHEET C5.2. SIGN AS SHOWN PER PLAN.
- EXISTING FIRE HYDRANT
- CURRENT FIRE ACCESS ROAD

SEE SHEET C1.2 FOR CONTINUATION



CRAYCROFT ROAD

CITY OF TUCSON		DEVELOPMENT PACKAGE PSD APPROVAL	
<input type="checkbox"/> Site Dev Plan	<input type="checkbox"/> SCZ	<input type="checkbox"/> Tentative Plat	<input type="checkbox"/> FRZ
<input type="checkbox"/> Grading	<input type="checkbox"/> HDZ	<input type="checkbox"/> SWPPP	<input type="checkbox"/> WASH
<input type="checkbox"/> FUP	<input type="checkbox"/> Other		
DVPG MGR _____	Date _____		
Zoning _____	Date _____		
Engineering _____	Date _____		
H/C Site _____	Date _____		
Fire _____	Date _____		
Landscape _____	Date _____		
PL/ME _____	Date _____		
Revision # _____	Date _____	<input type="checkbox"/> per letter in SIRE	

NO.	BY	DESCRIPTION	APP'D	DATE
REVISIONS				

DEVELOPMENT PACKAGE SITE PLAN
PALO VERDE BEHAVIORAL HEALTH ADDITION
 TWC BOOK 45, PAGE 54, LOT 2
 A PORTION OF THE SOUTH HALF OF SECTION 35, TOWNSHIP 13 SOUTH, RANGE 14 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF TUCSON, PIMA COUNTY, ARIZONA

- D11-0014
- T11BU00620
- D09-0032
- T09BU01354
- DS09-04
- C9-07-17

EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION. 1-800-782-5348 48 HOURS PRIOR TO CONSTRUCTION.

1-800-782-5348
 PALETTI



LAYOUT	DRAWN	CHECKED	SHEET NO.
MRC	DAB	MRC	C1.3
DRAWING SCALE(S) AS SHOWN			
PLAN DATE JUNE/2014			
PROJECT NUMBER 139896			9 OF 19

6/19/14 2:16:28 PM David A. Burt 6/19/14 2:16:28 PM