



**CITY OF
TUCSON**
ZONING
EXAMINER'S
OFFICE

Preliminary Report

October 30, 2015

Arizona Board of Regents
800 E. University Boulevard
Tucson, AZ 85719-5057

Banner Health
c/o Mr. Kip Edwards, VP, Development and Construction
Banner Corporate Center
1441 N. 12th Street
Phoenix, AZ 85006

Mr. Jim Portner, Principal
Projects International, Inc.
10836 E. Armada Lane
Tucson, AZ 85749-9460

**SUBJECT: C9-15-06 Banner-University Medical Center PAD
Public Hearing: October 22, 2015**

Dear Mr. Portner,

Pursuant to the City of Tucson Unified Development Code and the Zoning Examiner's Rules of Procedures (Resolution No. 9428), this letter constitutes written notification of the Zoning Examiner's summary of findings for rezoning case C9-15-06 Banner-University Medical Center PAD. At the expiration of 14 days of the conclusion of the public hearing, the Zoning Examiner's Report (complete with background information, public hearing summary, findings of fact, conclusion, recommendation, and public hearing minutes) to the Mayor and Council shall be filed with the City Manager. A copy of that report can be obtained from either the Planning and Development Services Department (791-5550) or the City Clerk.

If you or any party believes that the Zoning Examiner's recommendation is based on errors of procedure or fact, a written request to the Zoning Examiner for review and reconsideration may be made within 14 days of the conclusion of the public hearing.

The public hearing held by the Zoning Examiner shall constitute the public hearing by the Mayor and Council. However, any person may request a new public hearing before the Mayor and Council. A request for a new public hearing must be filed in writing with the City Clerk within 14 days of the close of the Zoning Examiner's public hearing.

SUMMARY OF FINDINGS

This is a request by Jim Portner of Projects International, Inc. on behalf of the applicant, Banner Health, to rezone approximately 33 acres from R-1, R-2, NR-1, and C-1 to Planned Area Development (PAD) zoning. The PAD property known as Banner-University Medical Center (BUMC) is presently being leased by Banner Health from the Arizona Board of Regents (ABOR) pending ownership transfer. The rezoning site is located on the west side of Campbell Avenue approximately one-half mile north of Speedway Boulevard. The rezoning site generally corresponds to the area identified on the University of Arizona 2009 Campus Comprehensive Plan as the Arizona Health Services Center and University Medical Center. The existing hospital has been operating since the 1960s, with a variety of expansions over the years, including the Diamond Children's Medical Center. As described in the PAD document, Banner Health will continue operating the existing hospital (700,000 square feet of gross floor area), while also proceeding with a phased redevelopment program for the medical campus that includes the construction of a new hospital facility.

The rezoning site lies directly south of the Jefferson Park neighborhood. To the west are maintenance buildings of the University of Arizona and the North University neighborhood. To the south is the Arizona Health Services campus and University of Arizona campus. Across Campbell Avenue, to the east, are the Blenman Elm and Catalina Vista neighborhoods.

A comprehensive traffic analysis has been prepared for the PAD District. The traffic analysis was based upon, and updates a prior traffic study prepared for the entire AHSC campus in December 2012. The present analysis considers the future PAD District development, the adjacent AHSC campus and the planned private mixed-use projects at the northwest corner of Speedway/Campbell intersection. An expanded and improved main campus entry and exit will be established at the existing signalized intersection of Campbell Avenue and Elm Street, with improvements to this entrance and to the existing on-site North Ring Road. Continuous east-west traffic movement will be provided from the entrance of the Diamond Children Medical Center to the new Banner-UMC hospital and bed tower with their north oriented entrances. The Elm Street exit at Campbell will feature a three-lane cross-section comprised of a dedicated left-turn lane, a combined left-turn/through lane, and a dedicated right-turn lane. Bicycle circulation will be improved through a shared-use path and by providing new bike routes with striped shoulders along substantial segments of the Ring Road. Pedestrian circulation and connectivity will be improved through and within the PAD District, with improved access from the north into the site directing users to improved and new pedestrian sidewalks. The Pima Association of Governments - Transportation Planning Division (PAG-TPD) estimates that the proposed development will generate 6,095 vehicle trips per day.

The redevelopment of the Banner-University Medical Center is proposed through two phases. Phase 1 proposes the construction of approximately 700,000 square feet of new hospital / bed tower that will replace a portion of the existing UMC Hospital facility. Phase 1 will bring the total building area of the medical campus to approximately 1.4 million square feet, with a total of 661 beds (183 of which constitute replacement beds for the existing hospital and 155 of which represent additional new beds). The new hospital main lobby entrance will be oriented northward off of Elm Street and will feature a new 200-space visitor surface parking lot. Phase 2 includes an addition of a second bed tower (approximately 355,000 square feet and an additional 168 beds) to the Phase 1 hospital facility. Phase 1 the PAD's development program will include two new helipads on the roof-top of the new hospital's Phase 1 bed tower. These helipads will serve as the primary facilities for incoming and outgoing helicopter flights. The existing helipads atop Diamond Children Medical Center will remain in place to be used only when emergency or special circumstances preclude the use of the new helipads atop Phase 1 bed tower. At completion of the Phase 2 construction, the medical campus will have more than 1.8 million square feet of medical facilities and approximately 800 beds. The original UMC Hospital building will be repurposed for administrative and office functions.

Land use policy direction for this area is provided by the *University Area Plan*, the *Jefferson Park Neighborhood Plan*, and *Plan Tucson*. The rezoning site is located within a campus area as identified on the Future Growth Scenario Map of *Plan Tucson*. Campus areas include and surround large master-planned educational, medical, or business facilities. A fully-realized campus area serves the local workforce and student population and includes a range of housing, a variety of retail opportunities, and convenient transit options. Campus areas often accommodate businesses that are the spin-off of economic development opportunities generated by the primary employers. Existing examples include the University of Arizona, Pima Community College, Tucson Medical Center, Saint Joseph's Hospital, Saint Mary's Hospital, University Physicians Hospital, and the Veterans Affairs Medical Center.

Plan Tucson supports redevelopment that provides sensitive design that protects the integrity of existing neighborhoods, complements adjacent land uses, and enhances the overall function and visual quality of the street, adjacent properties, and the community. The *University Area Plan* and the *Jefferson Park Neighborhood Plan* both recognize the University of Arizona and the University Medical Center as part of the UA Campus Comprehensive Plan. The *UAP* identifies UAMC/Arizona Health Services Center on its maps and policies, recognizes the role of public and semi-public uses, and encourages the development of these uses in a manner which is compatible with the character and quality of University Area neighborhoods. The *Jefferson Park Neighborhood Plan* identifies the "green southern edge" of the Jefferson Park neighborhood as proposed in both the UA Campus Comprehensive Plan and the proposed PAD

document. The request to rezone in order to redevelop a 'Campus Area' is consistent with applicable plan policy direction found in *Plan Tucson*, the *University Area Plan*, and the *Jefferson Park Neighborhood Plan*.

The Unified Development Code (UDC) base zoning for the BUMC PAD is OCR-2 (Office, Commercial, Residential), the PAD document contains specific modifications to the permitted uses (which includes prohibiting uses that are not supportive or appropriate for major medical use, i.e. animal service, billboards, general manufacturing) and development standards that are essential to the proper functioning and operation a major medical use. The BUMC PAD property is also subject to a separate Declaration of Easements, Covenants and Restrictions between Banner Health and the University of Arizona in that the PAD site shall generally be used only for the delivery of health care and/or wellness services. The new hospital and future parking structures will be integrated into the existing campus both aesthetically and functionally. Maximum building height of the new hospital and associated bed towers will be 185 feet. The minimum building setbacks shall be at least 20 feet from the exterior of the PAD boundary, along with other specialized setbacks as detailed in the PAD. Setback for new occupied buildings and structures will be a minimum 250 feet from the northern boundary adjacent to the Jefferson Park neighborhood. Setbacks from the Loading Dock area will be a minimum 100 feet from the west PAD boundary.

All new development within the PAD District will provide visual unification with the existing campus elements. Design guidelines will provide for the use of consistent building materials, colors, massing, and scale. Mechanical equipment for new buildings shall be screened from view. Building fenestration shall be minimized or shaded on the south, east and west facades to reduce sun exposure. The PAD document provides a design matrix that shows design conformance and consistency with design standards established in the UA Comprehensive Campus Plan and the City of Tucson's University Area Plan.

The master drainage plan for BUMC PAD is designed to improve and properly accommodate the capture and conveyance of stormwater run-off with the PAD property and reduce the concentrated 100-year stormwater flows that exit the PAD site and discharge into the Jefferson Park neighborhood. In meeting these objectives the applicant proposes new on-site facilities, and more specifically proposes a surface retention/detention facility integrated into a North Green buffer along the PAD District's northern shared boundary with the Jefferson Park neighborhood. The North Green will include at a minimum, the following landscape amenities: pathways (6-foot pedestrian path and 10-foot urban trail connection for bikes and pedestrians), benches, tables, and shade structures. The PAD District is expected to meet or exceed UDC base performance criteria, with certain modifications of UDC requirements where existing site conditions and specialized design criteria for medical facilities necessitate design flexibility.

Trees will be placed appropriately to provide shade for pedestrians and low water-use irrigation system will be utilized for all landscape areas.

The PAD District proposes new landscape borders and screening for the adjoining Jefferson Park residential uses to the north, an eastern street landscape border along Campbell Avenue, and landscape enhancement integrated where possible along the North Ring Road. Given existing AHSC medical campus facilities and UA operations and maintenance facilities along the immediate west and south boundaries, no interior landscape borders or perimeters are required. Landscaping will be integrated into parking areas to reduce heat island effects, but planting areas are allowed to deviate from planting ratio and distance from a parking space so as not to undermine effective security lighting, required video monitoring, or the general health and safety of visitors, patients, and staff. Given the PAD District is primarily a redevelopment of an existing campus, the PAD District will implement rainwater harvesting when possible in areas with the capability to integrate such features, while it is understood that these rainwater harvesting elements may or may not meet the expected percentage of supplemental irrigation per the UDC.

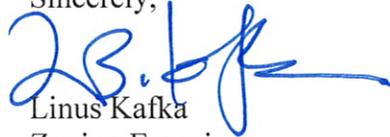
CONCLUSION

The proposed PAD is consistent with and supported by *Plan Tucson*, the *University Area Plan*, the *Jefferson Park Neighborhood Plan*, and the applicable provisions of the *Unified Development Code*.

RECOMMENDATION

The Zoning Examiner recommends approval of PAD zoning.

Sincerely,



Linus Kafka
Zoning Examiner

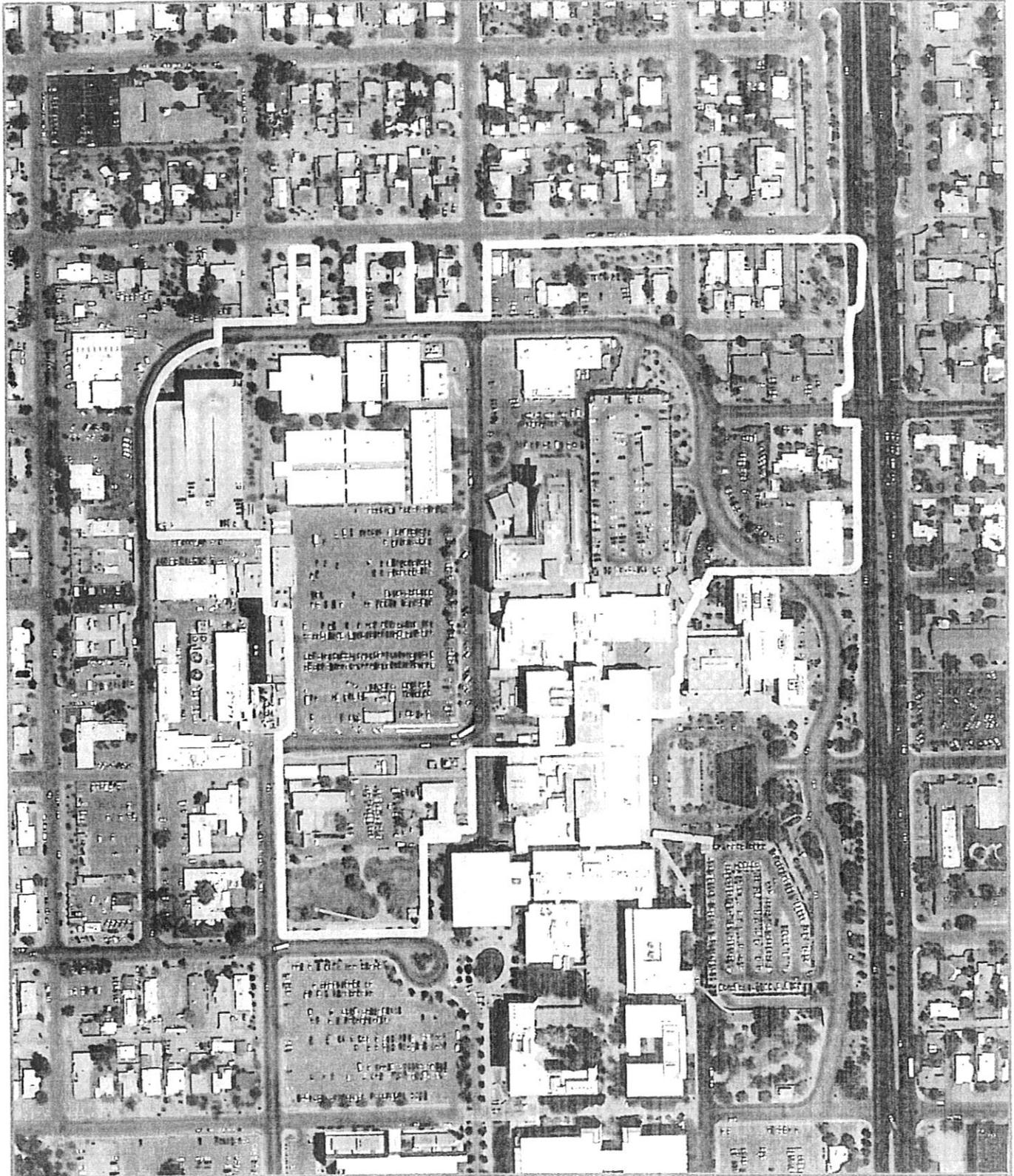
ATTACHMENTS:

Case Location Map

Rezoning Case Map

cc: City of Tucson Mayor and Council

C9-15-06 Banner-UMC - Campbell Ave
Rezoning Request: R-1/R-2/NR-2/C-1 to PAD



Area of Rezoning Request

2014 Aerial

Created by: DB, 08/21/2015



Address: 1501 N. Campbell Avenue
Base Maps: Sec.6 T.13S R.14E
Ward: 6

