



CITY OF
TUCSON

DEPARTMENT OF
URBAN PLANNING
& DESIGN

December 15, 2008

Mr. Richard Prevallet
Director of Facilities
Tucson Medical Center
5301 East Grant Road
Tucson, AZ 85712

Dear Mr. Prevallet:

Subject: Tucson Medical Center Architectural Design Guidelines – Tucson Medical Center Planned Area Development (PAD-16)

Per your request (see attached letter) as called out by the PAD document, staff has reviewed the Design Guidelines document as approved by TMC's Architectural Review Board.

Staff has determined that TMC's Architectural Design Guidelines is consistent with the Arcadia-Alamo Area Plan Architecture/Design policies, and Subarea 3 Design Guidelines.

Please provide a letter of recommendation to the City at the time of any development plan submittal advising whether the architectural design conforms to the TMC Design Guidelines.

Sincerely,

Albert Elias, AICP
Director of Urban Planning and Design

c: Jim Mazzacco, DUPD
John Beall, DUPD
Patricia Gehlen, DSD

Attachments: Applicant's Request Letter



December 2, 2008

Mr. John Beall
Principal Planner
City of Tucson
Department of Urban Planning and Design
P. O. Box 27210
Tucson, AZ 85726-7210

Dear John,

The Planned Area Development (PAD) plan for Tucson Medical Center campus was unanimously approved by the Tucson City Council last year. As an integral component of a design review process, the plan requires future projects built within the PAD district to adhere to a set of architectural design guidelines, which are to be reviewed and approved by the City of Tucson before the submission of any development plans for the campus.

TMC's Architectural Review Board (ARB), in collaboration with KKE/Gresham & Beach, Architects, has formulated the attached set of design guidelines. The goals for these guidelines, the attributes of the present campus, the characteristics of Southwestern architecture and both building and site issues, are all discussed in the document.

The ARB believes these guidelines are consistent with the Arcadia-Alamo Area Plan Architecture/Design policies and Subarea 3 Design Guidelines and with the Planned Area Development. In addition, the Board believes these guidelines represent the opinions and feelings of TMC staff representatives and the ARB representatives from the various neighborhoods that surround the campus. These guidelines are brief but descriptive of important design issues, and concepts, they are adaptable to changing conditions and they are enforceable.

Therefore, the ARB enthusiastically recommends their adoption by the City of Tucson.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "R. Prevalle", is written over a light blue horizontal line.

Richard Prevalle
Director of Facilities



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

August 4, 2009

Mr. Kim Wolfarth, AIA
Project Manager/Architect
Sears Gerbo Architecture
4539 East Ft. Lowell Road
Tucson, AZ 85712

Dear Mr. Wolfarth:

SUBJECT: Clarification of TMC Strategic Capitol Plan Improvements as Related to the Tucson Medical Center Planned Area Development

The Planning and Development Services Director has reviewed your letter (attached) requesting a clarification of the TMC PAD District requirements and the new development concept for the TMC Campus capitol plan improvements.

The TMC PAD recognizes and allows for development and redevelopment within the PAD District to be phased over a number of years depending on TMC's expansion needs, resources and market demand. The PAD document clearly calls out that the phases shown are not necessarily sequential and the boundaries of a particular phase may change, i.e. TMC may choose to construct a portion of Phase 2 before completing all of Phase 1.

However, the PAD document is specific in that Phase 1 will include improvements and construction of the Alamo Wash Trail from the Grant/Craycroft intersection to Glenn Street; and Phase 1 will include initiation of the procedures to place the Arizona, Patio, and Erickson buildings and Water Tower on the NRHP, initial preservation activities for the three buildings, and construction of the Founders Park. The Alamo Wash Trail and Historic Preservation activities are the TMC PAD District commitment to the Arcadia-Alamo Area Plan Amendment.

The applicant's request to alter or change the phasing, i.e. Phase 1A and Phase 1B is consistent with the PAD. However, whether called Phase 1 or Phase 1A, the first phase of TMC's capital improvement program must include improvements and construction for the entirety of the Alamo Wash Trail from the Grant/Craycroft intersection to Glenn Street; and the initiation of the procedures to place the Arizona, Patio, and Erickson buildings and Water Tower on the NRHP, initial preservation activities for the three buildings, and construction of the Founders Park.

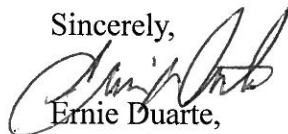
Mr. Kim Wolfarth, AIA
August 4, 2009
Page Two

In addition, your letter requests clarification for the following:

- Craycroft Entry Bridge – the revision to only a three lane bridge with pedestrian sidewalks on both sides, and no median meets the intent of the TMC PAD document which requires vehicular, pedestrian and bicycle access across the entry bridge. A new cross section will need to be submitted, reviewed, and approved by Jose Ortiz – City of Tucson Traffic.
- Pedestrian Sidewalks within the PAD District, specifically at the proposed Medical Office Building – the request to eliminate pedestrian sidewalks along the eastern and southern edges of the MOB can be supported (but a DSMR would be needed) as the main entrance to the MOB is intended to be at the southwest corner, and an additional entry at the northwest corner of the building, with no anticipated pedestrian traffic on the east and south sides of the MOB. There are to be no access points along the east and west sides of the MOB. Pedestrian access to travel north/south between the existing structure and the MOB/parking structure should be clear and easily available.
- On-site Street Development associated with the Peds/Mother/Baby Addition – the request that the street/roadway and existing parking lot to the south be constructed in future phases is supported by the Phasing section found in the PAD document (Section 3.8). However, upon submittal of any development plans, applicant must demonstrate that adequate parking is being provided, along with safe pedestrian access from parking to the building..

Please note that a copy of this letter must be attached to the development plans.

Sincerely,



Ernie Duarte,

Director

Planning and Development Services Department

c: Craig Gross, PDS
Jim Mazacco, PDS
John Beall, PDS

Attachments: Applicant's Request

Planning and Development Services Department (PDS) – 201 North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd

John Beall
UPD
City of Tucson
Development Services Department
201 North Stone Avenue
Tucson, AZ 85726-7210

27 July 2009

TMC Development Plan
SGA Project No. 1023.027

Mr. John Beall,

Tucson Medical Center (TMC), southern Arizona's largest nonprofit community based, acute care hospital is embarking on a capital improvement program. The Tucson Medical Center PAD District was approved by The City of Tucson Mayor and Counsel on 1 September 2007. The professional and community effort and participation that authored this planning document for the future development of the one hundred and nineteen acre healthcare campus sets the foundation and detail to construct a state of the art healthcare campus as well as one that honors the community foundation of its founders.

Since the time of the PAD approval, healthcare economics have changed significantly because of the downturn in the national and local economies. This downturn has not only had an operational impact on TMC but has also significantly affected our ability to access capital. Limited access to capital has forced TMC to reduce the scale of the initial campus development and focus capital dollars on improvements to clinical areas most in need of expansion and renovation. The prioritization of projects was based on community feedback received through patient satisfaction surveys (such as the desire of patients to have private rooms instead of semiprivate rooms) and organizational strategic planning. The proposed work will enhance TMC's ability to provide the highest level of patient care and begin the process of campus development required to meet the future needs of our community.

The PAD was written to allow flexibility in the way that development would occur because of the dynamic nature of the healthcare industry and the number of years it would take to complete the work. TMC recognizes its obligations within the PAD. We are requesting your help in exercising that flexibility so that we may begin the process of campus development within the capital constraints of the organization.

To that end TMC has assembled a team of nationally recognized architects and engineers to begin the first phases of the capital improvement program. The concept and scope was presented to The City of Tucson Development Services Department staff on 28 May 2009. Included in this scope is an addition to the hospital's existing pediatrics unit, mother baby unit and a new main entrance and patient loading zone to both patient care areas. A three story medical office building and associated six level parking structure is planned adjacent to the existing Womens Center entrance located at the southeast corner of the facility. Additional on grade surface parking is planned for the Southeast corner of the campus adjacent to the current COT improvements for the intersection of Grant Road and Craycroft Road. Finally, a new main vehicular entrance off southbound Craycroft Road will provide access to a new facility entrance on the East side of the hospital as well as on grade surface parking. On the West side of the campus is planned a new four story patient room tower, new main entrance and associated six level parking structure. All of these planned structures comply with the height limitations as defined in the PAD. The site development will also begin the installation of the Alamo Wash trail and pedestrian path system as defined in the PAD District.

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4539 EAST FT. LOWELL ROAD TUCSON AZ 85712 T 520 722 5079 F 520 722 5468

Page 1 of 4

As the design team has been developing the concept, several PAD District requirements have come to light that require review by The City of Tucson Development Services Department to determine if minor administrative changes to the PAD District can be granted. These issues were discussed with COT DSD staff on 29 June and 9 July 2009 with the recommendation by staff to present these issues in a formal request for review.

Issue 1, Phasing

The PAD District outlines and provides for multiple phases of development to occur over a period of time. The current capital improvement project is slated to be completed over the next five years, by 2013. The PAD District document defines Phase 1 and Phase 2 as illustrated in Figure 27, Phase Areas, on page 70. In that light, TMC proposes the following phases:

Phase 1A – start construction in 2009

- Construct an addition to the hospital's existing pediatrics unit, mother baby unit and a new main entrance
- A new three story medical office building on East side of the campus
- A new six level parking structure on East side of the campus
- Repair on grade surface parking for the Southeast corner of the campus due to the COT intersection widening project adjacent to the current COT improvements for the intersection of Grant Road and Craycroft Road
- New main vehicular entrance off southbound Craycroft Road
- On grade surface parking on East side of the campus adjacent to the new entrance
- Begin the implementation of the Alamo Wash Trail, starting at the existing pedestrian bridge over the Alamo wash, located South and West of the Cancer Care Center, proceed South and East to a new proposed pedestrian bridge over the Alamo Wash to connect with South bound Craycroft Road. At this point the pedestrian path will extend South to the intersection of Craycroft Road and Grant Road and then proceed West to Fergueson Avenue
- Begin the process to list the Patio, Arizona and Erikson Buildings as well as the Water Tower on the National Register of Historic Places (NRHP) pending State Historical Preservation Office approval.

Phase 1B – start implementation after 2013

- Complete Alamo Wash trail and landscaping from the existing Northeast Parking Garage to Glenn Street, including the pedestrian bridge over the Arcadia Wash
- Implement the supplemental irrigation and plantings within the mesquite bosque located South of Wyatt Drive along the East bank of the Arcadia Wash
- Continue development of pedestrian circulation system along Grant Road

Phase 2A – start construction approximately in 2012

- New four story patient room tower on the West side of the campus
- New main entrance on the West side of the campus
- New six level parking structure on the West side of the campus

Please refer to the attached exhibit 'A' for a site plan that identifies the phases.

TMC and the design team would like clarification that this phasing meets the intent of the phasing described in the PAD District documents.

Issue 2, Alamo Wash Trail Construction

The PAD district indicates that the Alamo Wash Trail from the Grant/Craycroft intersection to Glenn Street , including the new pedestrian/trail bridge, needs to be constructed in Phase 1 in conjunction with the power plant improvements associated with the new hospital construction. The revised Phase 1A, 1B and 2A does not require the central plant expansion for any of the proposed new construction. TMC is requesting that the construction of the Alamo Wash Trail be constructed in phases to allow the maximum budget be used for specific patient care facilities. Phase 1B would complete Alamo Wash trail and landscaping from the existing Northeast Parking Garage to Glenn Street, including the pedestrian bridge over the Arcadia Wash at a point in time after 2013.

Please refer to the attached exhibit 'B' for a site plan that identifies the Alamo Wash Trail.

TMC and the design team would like approval of this phasing for the construction of the Alamo Wash Trail.

Issue 3, Craycroft Entry Bridge Design

The PAD District street section Figure 18A, on page 41, will be revised to only a three lane bridge with pedestrian sidewalks but no median. There will not be a North/South pedestrian crosswalk on the West end of the new vehicular bridge but will have a North/South pedestrian crosswalk on East end parallel to Craycroft Road.

Please refer to the attached exhibit 'C' for a site plan that identifies the Craycroft Bridge and pedestrian bridge.

TMC and the design team would like clarification that this revision to the Craycroft Entry Bridge over the Alamo Wash meets the intent described in the PAD District documents.

Issue 4, Pedestrian Sidewalks within the PAD District, specifically at the proposed MOB

The main entrance to the MOB is intended to be at the Southwest corner, adjacent to the existing Women's Center entrance. Additional entries will be provided at each level of the parking structure on the Northwest corner. With these entries, it is anticipated that there will be minimal if no pedestrian traffic on the East and South sides of the MOB, thus the need for a pedestrian sidewalk does not exist. Pedestrian access will be available to travel North and South between the existing structure and the MOB/parking structure. A pedestrian crosswalk will also be provided at the Southwest corner of the MOB to provide access from the new parking lot to the South. The PAD District suggests that sidewalks or pedestrian paths be provided on both sides of a street or roadway except if development is only on one side of the street or roadway, the sidewalk or pedestrian path may be provided only on the side of the development. COT staff has also indicated that the Development Standards require sidewalks adjacent to a building, but that the presented concept may warrant an exception.

Please refer to the attached exhibit 'D' for a site plan that identifies the Pedestrian Sidewalks within the PAD District, specifically at the proposed MOB.

TMC and the design team would like clarification that this interpretation of the PAD District requirements and the Development Standards is an approved option for Pedestrian Sidewalks within the PAD District, specifically at the proposed MOB.

Issue 5, On-site Street development associated with the Peds/Mother/Baby Addition

The addition will provide for a drop off zone at the new entry. The existing street/roadway will remain as well as the existing parking to the South. These areas will be addressed in future phases of development. TMC is requesting that the street/roadway and existing parking lot to the South be constructed in a future phase to allow the maximum budget be used for specific patient care facilities.

Please refer to the attached exhibit 'E' for a site plan that identifies the On-site Street development associated with the Peds/Mother/Baby Addition.


In conclusion, we are requesting review of these issues and the appropriate administrative approval to allow the design team to complete the documentation of the Development Plan for Phase 1A and scheduled submittal to The City of Tucson as soon as possible.

Thank you and your staff for this consideration.

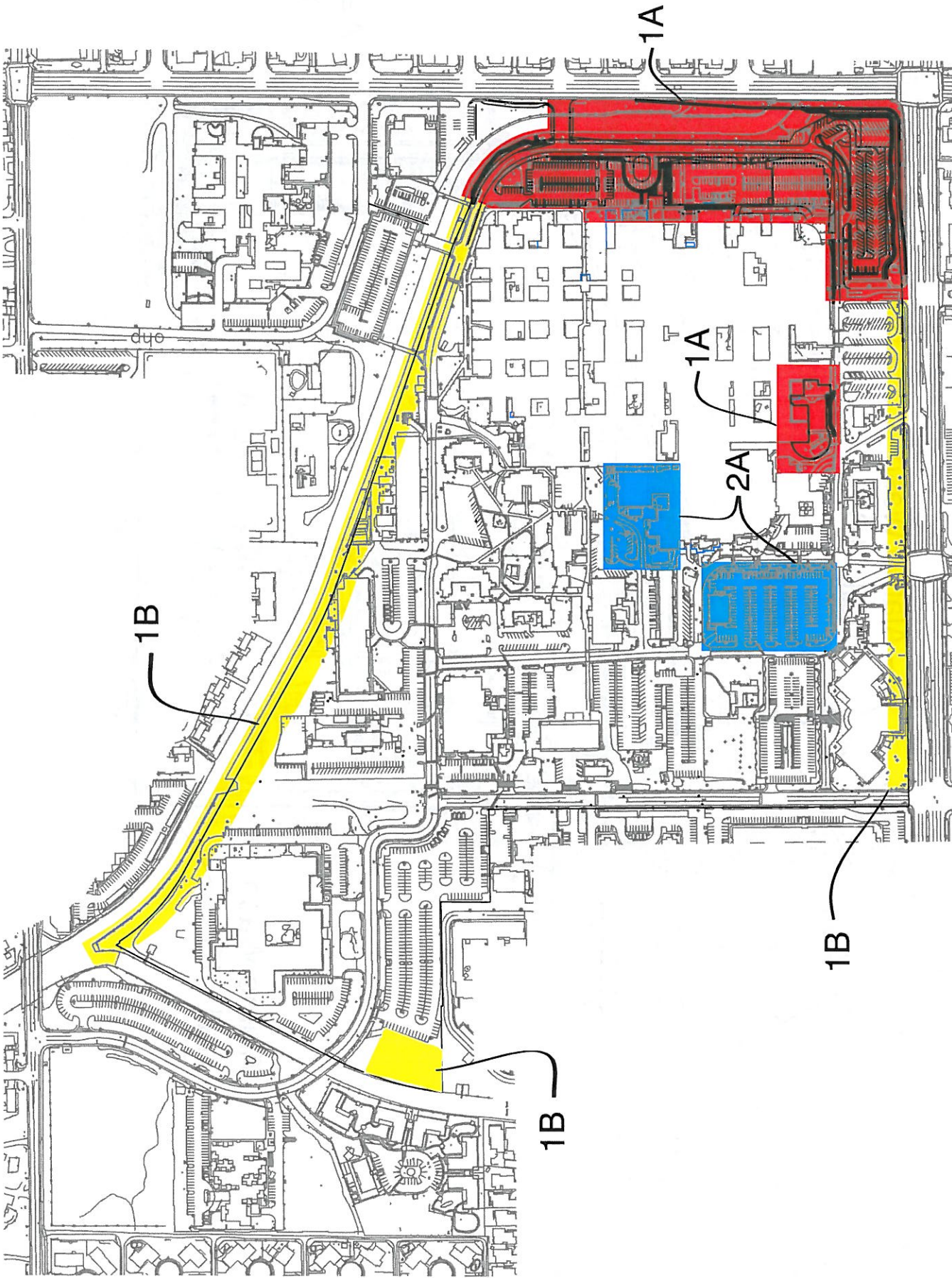
Regards,



Kim Wolfarth, AIA, NCARB
Project Manager/Architect
Sears Gerbo Architecture

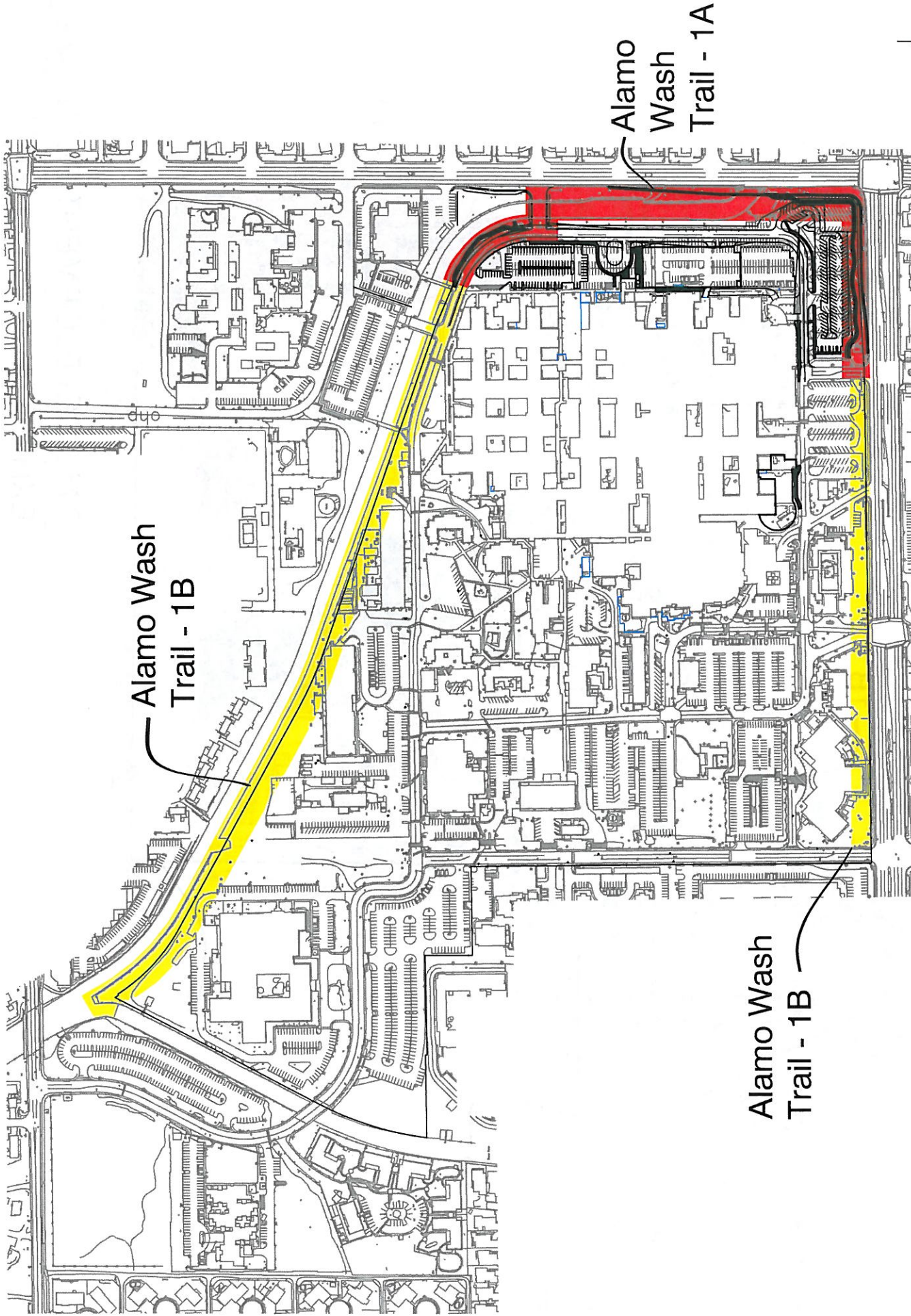


Richard Prevellet
Director of Facilities
Tucson Medical Center



TMC DEVELOPMENT PLAN
EXHIBIT 'A'

NORTH



Alamo Wash
Trail - 1B

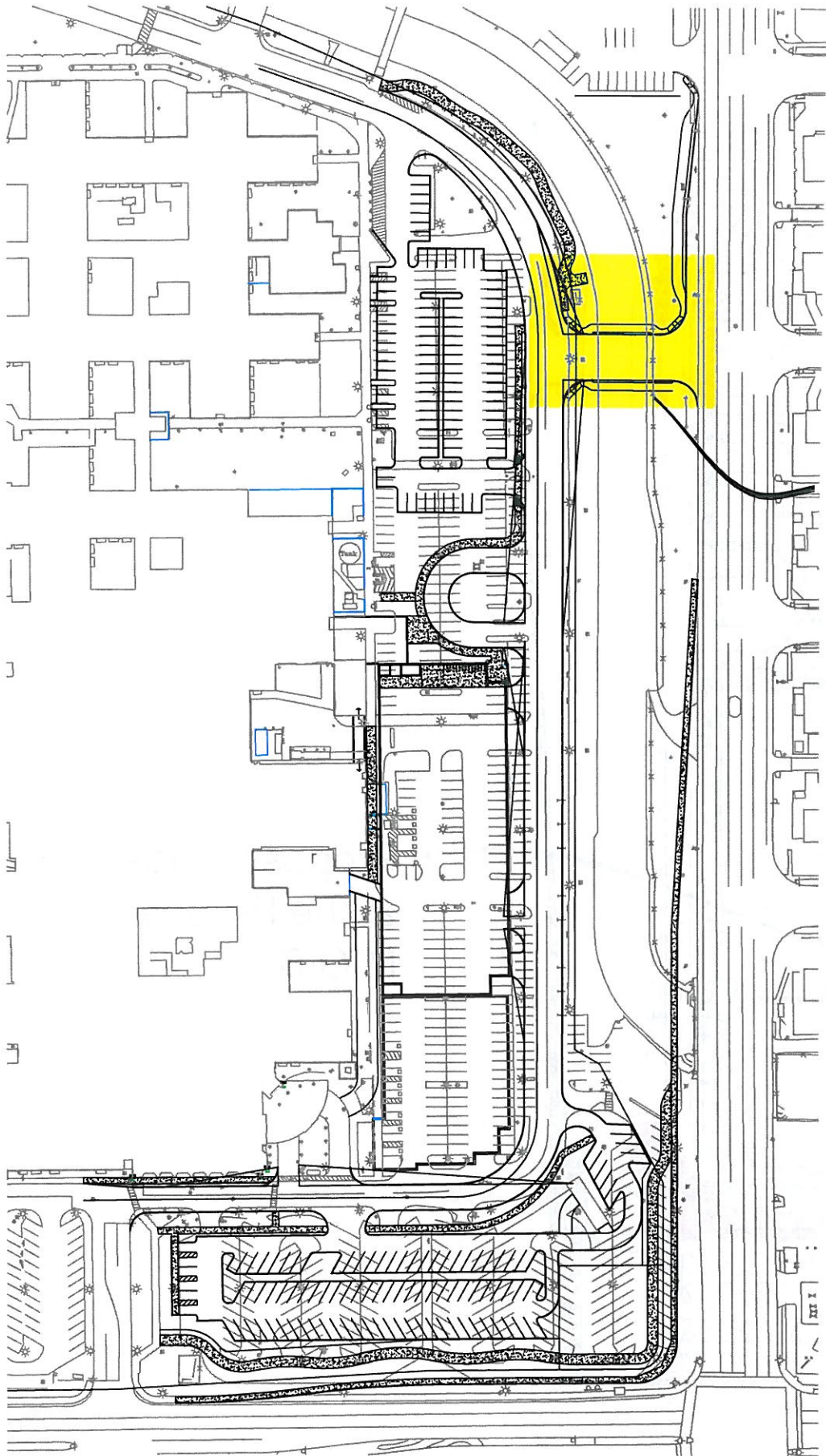
Alamo
Wash
Trail - 1A

Alamo Wash
Trail - 1B



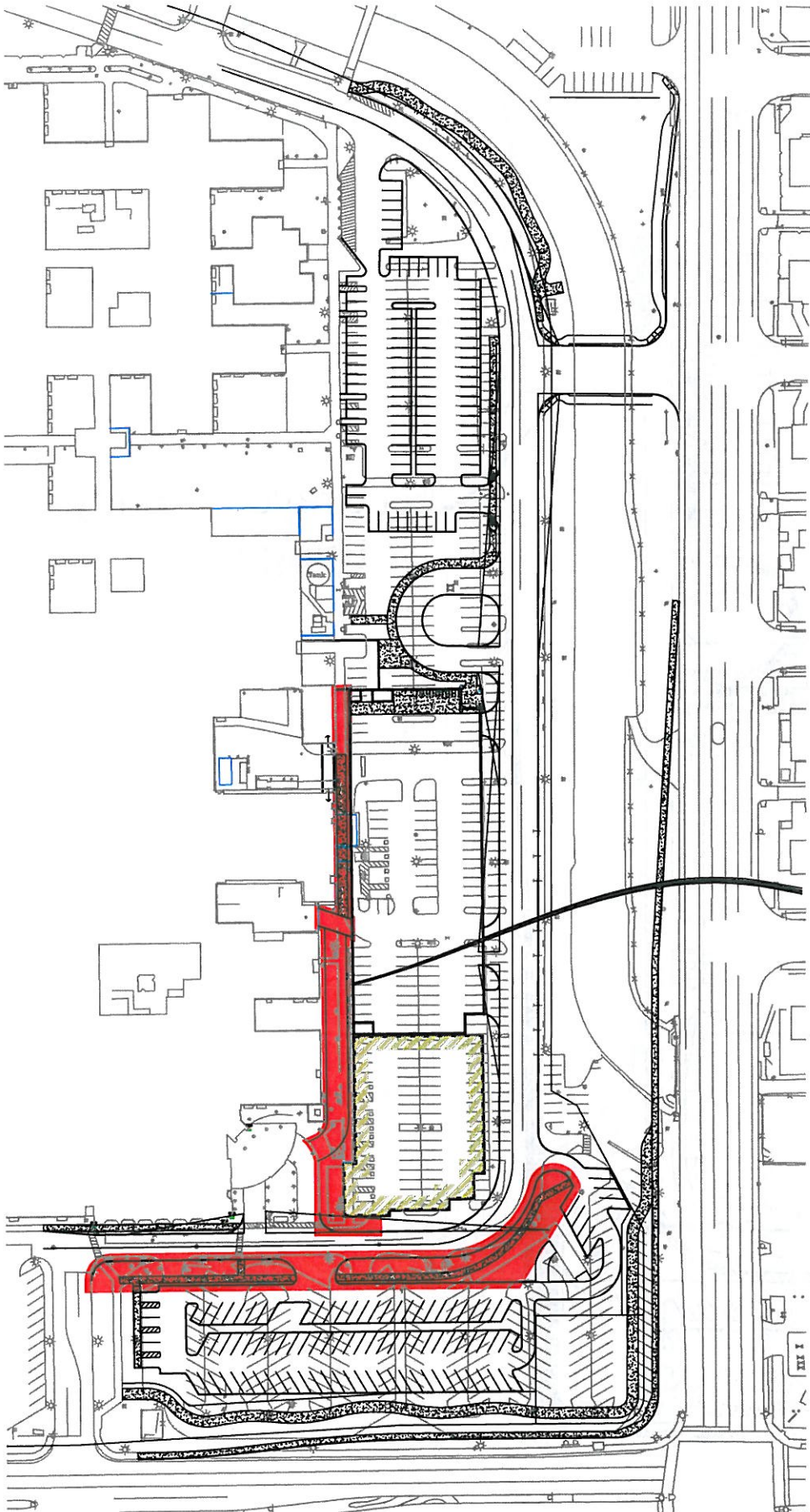
TMC DEVELOPMENT PLAN
EXHIBIT 'B'

NORTH



Craycroft Entry
Bridge



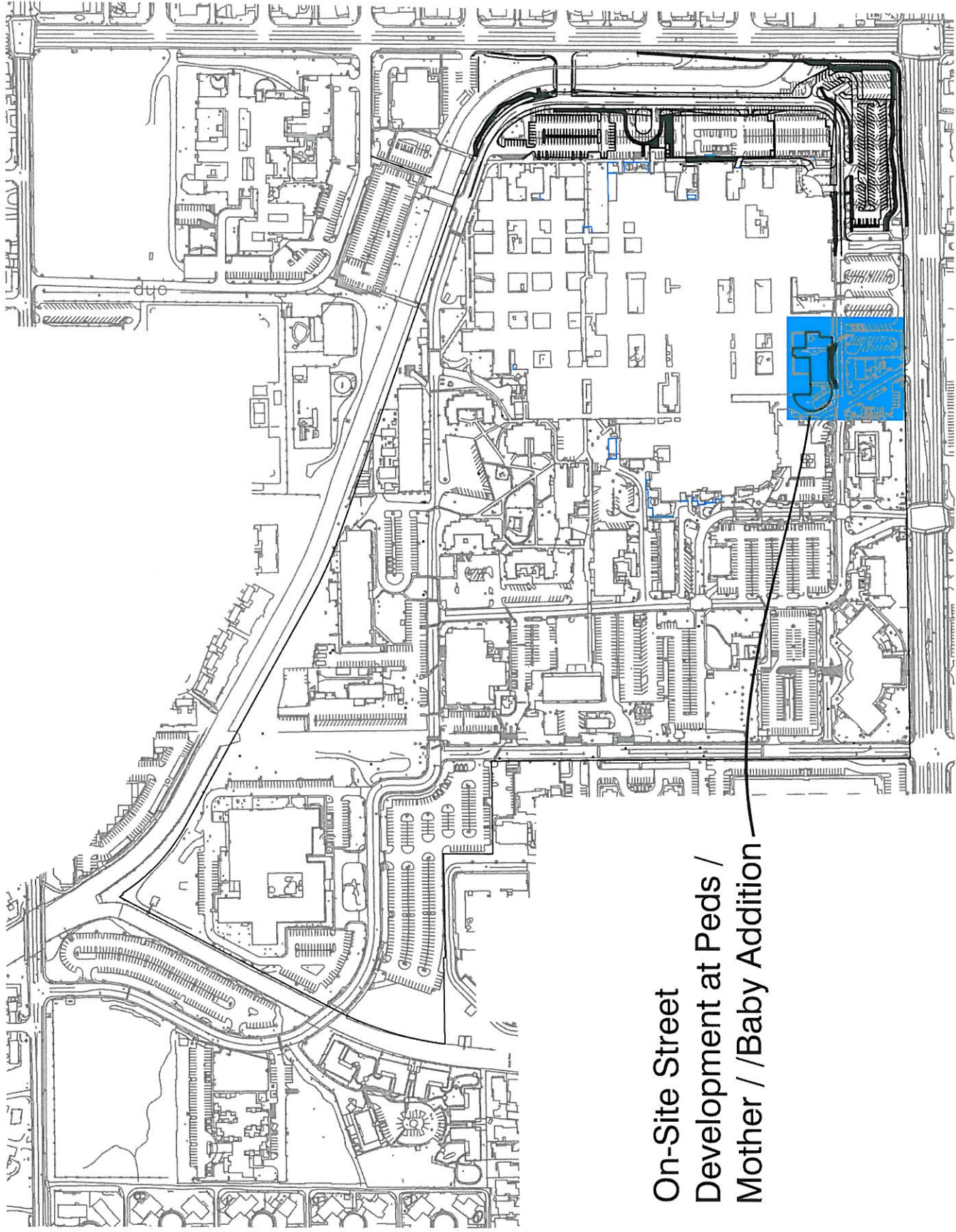


Proposed sidewalks
at the Proposed
M.O.B

TMC DEVELOPMENT PLAN
EXHIBIT 'D'

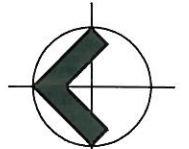
NORTH





On-Site Street
Development at Peds /
Mother / Baby Addition

TMC DEVELOPMENT PLAN
EXHIBIT 'E'



NORTH



CITY OF
TUCSON

DEVELOPMENT
SERVICES
DEPARTMENT

August 18, 2009

Mr. Kim Wolfarth, AIA
Project Manager/Architect
Sears Gerbo Architecture
4539 East Ft. Lowell Road
Tucson, AZ 85712

Dear Mr. Wolfarth:

SUBJECT: Clarifications Regarding TMC Development Plan as Related to the Tucson Medical Center Planned Area Development

The Planning and Development Services Director has reviewed your request (attached) for clarifications regarding the submittal of a development plan for the TMC Campus capitol plan improvements.

As previously clarified the TMC PAD recognizes and allows for development and redevelopment within the PAD District to be phased over a number of years depending on TMC's expansion needs, resources and market demand. The PAD document clearly calls out that the phases shown are not necessarily sequential and the boundaries of a particular phase may change, i.e. TMC may choose to construct a portion of Phase 2 before completing all of Phase 1.

Your letter requests clarification for the following:

1. Is it possible to have the Founders Park be developed and designed with the new main entrance on Beverly Drive in Phase 2?

Founders Park is identified in the TMC PAD as a new fifth garden, to be located near the historic Arizona building and the Beverly Drive entrance. The PAD document makes the reference in Section 3.3.6.B.4 Healing Garden Landscape that if proposed new development or redevelopment affects any of the five healing gardens, then mitigating measures should be taken to preserve and protect the healing gardens. As the Founders Park healing garden has not yet been developed, the mitigation proposal to include the design and development of Founders Park at the same time as the design and construction of the main entrance on Beverly Drive during Phase 2 is in keeping with the intent of the TMC PAD document.

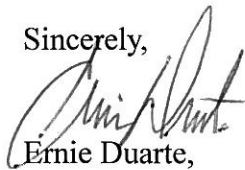
Mr. Kim Wolfarth, AIA
August 18, 2009
Page Two

2. The TMC PAD document references Interim Structures in Section 3.8.3 in which these interim structures shall meet all PAD and City development regulations, standards, and requirements. Modular structures are deemed to be interim structures and any improvements will need to be shown on the development plan.
3. Anything free-standing, lighting, monument signs, campus signage, must be shown on the development.
4. Please coordinate with the appropriate utility companies as to how they will want the development plan to detail the extension of underground private utilities from the existing campus central plant to the new MOB.
5. Please refer to the following link for submittal requirements and the number of sets required.

[http://www.tucsonaz.gov/dsd/Forms Fees Maps/Applications/applications.html](http://www.tucsonaz.gov/dsd/Forms_Fees_Maps/Applications/applications.html)
6. There is no longer a pilot expedited review program. However expedited reviews can occur, but would result in an increase in fees. Please contact Patricia Gehlen about fees for expedited reviews (837-4919).

Please note that a copy of this letter must be attached to the development plans.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

cc: Craig Gross, PDS
Jim Mazzocco, PDS
John Beall, PDS

Attachments: Applicant's Request

Planning and Development Services Department (PDSD) – 201 North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd

From: "Kim Wolfarth (SGA)" <k.wolfarth@searsgerboarch.com>
To: <john.beall@tucsonaz.gov>, "Patricia Gehlen" <Patricia.Gehlen@tucsonaz.gov>
CC: <richard.prevallet@tmcaz.com>, <jbarker@hobbs-black.com>, "Ed Pocock" <e...
Date: 08/17/2009 9:37 AM
Subject: TMC Development Plan

John and Patricia,

The design team continues to develop the drawings for the submittal and we have some additional questions.

1. In your response letter dated 4 August 2009, you indicate that the Founders Park needs to be part of Phase 1. The PAD suggests that this area at the main entrance on Beverly will be a fifth garden for the campus. Is it possible to have this development be designed with the new main entrance in Phase 2 to avoid duplication of work and possible damage to the garden during construction of the Beverly entrance. In addition, our landscape architects recommend that the design of the founders park be done holistically, that is, with the Beverly entrance design so that the overall entry landscape theme and design is integrated to main entrance roadway and parking lot designs.
2. The construction of the Peds addition in the first phase will require temporary modular structures for the Obstetrix clinic. Since this modular is not a permanent structure, the intent is not to improve the adjacent parking lot in which it will be located. Also, the modular will not be shown on the development plan submittal. Is this approach acceptable?
3. Is it the intent of the submittal to indicate site/parking lot lighting on the development plan.
4. If underground private utilities from the existing campus central plant are to be extended to the MOB, does the development plan require these to be shown at this time.
5. Is it the intent of the submittal to include detailed drawings of the new monument sign on Craycroft at the new entry bridge or is this a separate submittal for a sign permit. The submittal would show the location and visibility triangles.
6. Is it the intent of the submittal to include detailed drawings of the intended signage at the Southeast corner of the campus at the intersection of Grant and Craycroft. The submittal would show the location and visibility triangles.
7. It appears that the required number of sets for review are set by COT staff. Could you provide the required quantity.
8. Is it possible to have this submittal reviewed under the pilot expedited review program with Ernie's approval.

We appreciate your review and response to our questions as we move toward our anticipated submittal on 8 September 2009.

Thanks,

Kim

Kim Wolfarth, AIA, NCARB

SEARS GERBO ARCHITECTURE
4539 East Ft. Lowell Road
Tucson, AZ 85712

Tel (520) 722-5079
Fax (520) 722-5468
Cell (520) 370-7633

k.wolfarth@searsgerboarch.com
www.searsgerboarch.com <<http://www.searsgerboarch.com/>>

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CITY OF
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September 25, 2009

Mr. Kim Wolfarth, AIA
Project Manager/Architect
Sears Gerbo Architecture
4539 East Ft. Lowell Road
Tucson, AZ 85712

Dear Mr. Wolfarth:

SUBJECT: Clarification Regarding TMC Development Plan and Interim Structures as Related to the Tucson Medical Center Planned Area Development

The Planning and Development Services Director has reviewed your request (attached) for clarification regarding the use of interim structures during construction of the project phasing for the TMC Campus capitol plan improvements.

The TMC PAD does recognize that on occasion there will be immediate critical, but short-term, needs for specific medical services, and satisfying those needs may require the construction or erection of structures, i.e. modular buildings, for an interim period. And, clear direction is provided in the PAD document that these interim structures shall meet all PAD and City development regulations, standards, and requirements.

However, the language in the PAD document appears to be directed at those interim structures and uses that are not identified as part of the long-range planning for Phases 1 and 2. It is reasonable to assume that interim structures will be needed during construction of Phases 1 and 2 and any other future phases, so as to continue the medical care and operations of TMC as the campus improvement plan is being implemented. Your request to seek approval to move forward with obtaining a Temporary Use Permit for the construction of a modular is in keeping with the intent of the goals of the TMC PAD.

Please note that a copy of this letter and an approval letter from the TMC PAD Architectural Review Board must be attached to the Temporary Use Permit application.

Sincerely,

Ernie Duarte,

Director

Planning and Development Services Department

Ernie Duarte
Building Official
City of Tucson
Development Services Department
201 North Stone Avenue
Tucson, AZ 857

24 September 2009

TMC Development Plan
SGA Project No. 1023.027

Mr. Ernie Duarte,

Tucson Medical Center and the design team are diligently working towards completing the construction documents for the first major project of the capital improvements plan, the Pediatrics and Mother/Baby Expansion and Renovation, as indicated in the development package submitted for the City of Tucson review on 10 September 2009. This project will provide greatly needed additional pediatric and obstetrics patient beds and support spaces.

To accommodate the additional obstetrics beds, an existing clinic will need to be moved to temporary facilities awaiting permanent space in the newly developed medical office building. TMC would like to provide a forty two hundred square foot modular building on the current campus, adjacent to the existing clinic, for this temporary arrangement. It has been suggested by COT staff that this would be possible under a Temporary Use Permit (TUP) through Bill Balak's department. It is understood that this permit is valid for one year with a renewal possible for an additional year. It is also understood that TMC would need to post a bond, amount to be determined, upon approval of the TUP.

The TMC PAD District document Section 3.8.3, Interim Structures, allows for this type of structure, but requires "These interim structures shall meet all PAD and City development regulations, standards and requirements." TMC is requesting that this specific temporary construction modular be considered part of the phasing process to complete this project in a timely manner as well as provide essential medical services and support to patients during the construction. Thus the modular would meet the specific requirements for a Temporary Use Permit and not the specific PAD requirements.

This approach has been presented to TMC PAD District Architectural Review Board and has been seen as an acceptable temporary measure for this project. A memo from the Board will be forthcoming.

In conclusion, we are requesting review of this issue and the appropriate administrative approval to move forward with obtaining a Temporary Use Permit for the construction modular.

Thank you and your staff for this consideration.

Regards,



Kim Wolfarth, AIA, NCARB
Project Manager/Architect

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4539 EAST FT. LOWELL ROAD TUCSON AZ 85712 T 520 722 5079 F 520 722 5468



CITY OF
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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



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

August 1, 2014

Mr. Kim Wolfarth, AIA
Project Manager/Architect
177 North Church Avenue
Suite 755
Tucson, AZ 85701

Dear Mr. Wolfarth:

Subject: Minor Amendment for Tucson Medical Center (TMC) Planned Area
Development – Above Ground Fuel Storage Modification

I have reviewed your letter of July 28, 2014 (see attached) requesting a
minor amendment to the TMC PAD.

The requested modifications are:

- 1) To allow above ground fuel storage tanks up to 25,000 gallons in size with a height of 17 feet with no limit to the number of tanks in the central plant and equipment yard area south of Alamo wash as part of upgrading the emergency backup generator system. This upgrade to the onsite system was anticipated in PAD Sections 2.10.4 Electrical and 3.6.4 Public Utilities and 3.6.5 Impacts on Existing Infrastructure. The purpose of this request is to clarify the number, height and size of above ground fuel storage tanks.
- 2) To allow the existing chain link fence with vines planted to meet landscaping and screening requirements.
- 3) To allow the applicant to proceed with site preparation and installation of the fuel storage tanks prior to approval of the project by the Architectural Review Board (late August 2014) and Development Package approvals.

The TMC PAD allows for minor changes and modifications to development standards which do not adversely affect the overall purpose and intent of the PAD.

Therefore, it is determined that this minor amendment request is not in conflict with the overall intent of the TMC PAD, and the proposed changes conform to the goals and objectives of the PAD.

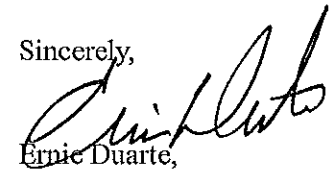
The minor amendment is supported by the following:

1. Primary objective of the TMC PAD is to enable expansion of the Campus and allow for the upgrade of existing infrastructure that will support expansion and safe operation of the hospital facility;
2. One of the goals of the PAD is to provide standards for the orderly physical expansion and enhancement of existing and proposed infrastructure to provide safe and efficient operation of the hospital;
3. The proposed location of above ground fuel storage tanks up to 25,000 gallons in size in the central plant and equipment yard area is consistent with existing Campus infrastructure locations and the proposed storage tank height of 17 feet falls well below the allowed structure height of 40 feet shown on Figure 20 – Building Height Zones of the Plan;
4. The proposed change in fuel tank location and size allows the hospital to meet emergency operation requirements established by the Federal government; and,
5. Retaining the existing chain link fence with a vine hedge planting meets the spirit of landscaping and screening requirements, subject to Architectural Review Board approval.

However, this minor amendment approval is subject to the following:

1. TMC Architectural Review Board approval (letter included as part of the Development Package submittal for this project);
2. A copy of the minor amendment letter included with Development Package submittal for this project; and,
3. Applicant is allowed to temporarily proceed with site preparation and installation of the fuel storage tanks and cooling tower work prior to approval from TMC Architectural Review Board and Development Package approval. However applicant to proceed at their own risk as subsequent development package review and permitting process could require changes and/or revisions to the project design. Duration to proceed approved for four (4) months only and expires December 1, 2014.

Sincerely,



Ernie Duarte,
Director
Planning and Development Services Department

Attachments: Applicant's Request

Planning and Development Services Department (PDSD) – 201
North Stone Avenue
P.O. Box 27210 – Tucson, AZ 85726-7210
Website: www.ci.tucson.az.us/dsd



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

28 July 2014

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

John,

Tucson Medical Center (TMC) is in the process of upgrading the existing cooling towers and fuel storage tanks associated with the central plant on the campus. The area where this equipment replacement is occurring is on the north side of the central plant and south of the Alamo wash and pedestrian trail. An existing eight foot tall chain link fence with vertical slats provides a visual screen from the trail into the equipment yard. The equipment yard also contains underground fuel storage tanks.

TMC is proposing to replace its underground fuel storage tanks with above ground tanks. The existing underground tanks typically have a useful life of 25-years, and the ones in place now have exceeded those expectations and have shown indications that they should be replaced. After assessing alternative storage methods for safety and environmental concerns, the hospital has selected an above ground option. Underground storage tanks typically have integrated leak detection, however lack the benefit of visibility – as a result, this option has become less popular, particularly with the hospital industry in general. The above ground storage tanks allow for quick visual inspections, and if a leak develops, allows for the issue to be addressed and repaired quickly. The proposed location has the added benefit of using an existing sump for redundant containment if needed. The hospital plans to install two 15,000 gallon above ground diesel fuel tanks to match the existing capacity of the underground storage tanks and requests allowance to install up to 25,000 gallons if deemed necessary.

The TMC PAD-16, when written, was silent when addressing above ground fuel storage tanks, thus reverting back to the Land Use Code (LUC) and its requirements. The previous OCR-2 zoning did allow for above ground fuel storage tanks but with a 4,000 gallon maximum size.

TMC is requesting a minor amendment to PAD-16 that will allow for a maximum size of 25,000 gallon fuel storage tanks, with no limit to the number of tanks, as allowed in the former OCR-2 zoning.

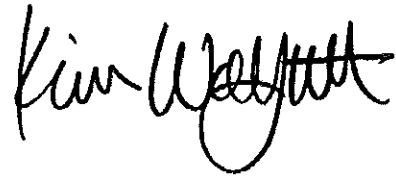
The PAD also specifically references in its section 3.3.6 Landscape, Screening and Buffering, 3.3.6.A.4, that 'Trail screening adjacent to the power plant, storage areas, vehicular parking areas and streets or roadways may include vegetation, masonry walls, wrought-iron fencing, or a combination thereof.' TMC is proposing that the existing chain link fence be kept in place and landscape vines be planted and irrigated on the north side adjacent to the trail in an effort to meet the screening requirements. The attached partial site plan and section through the equipment yard, trail and Alamo Wash illustrate the existing heights and sight lines.

TMC will be presenting all of this information and illustrations to the Architectural Review Board in late August 2014 and a letter of approval will be forwarded for the record.

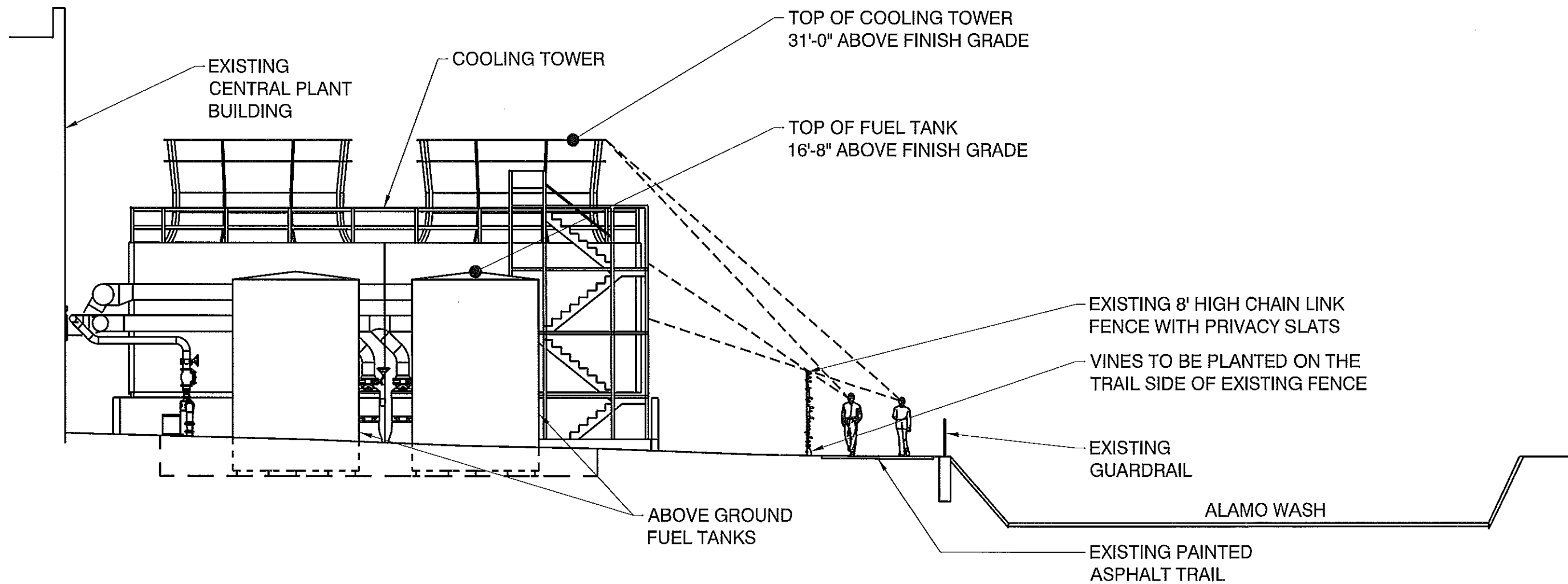
TMC is seeking approval and adoption of this minor amendment to the PAD as soon as possible to allow for installation of the fuel storage tanks to continue on schedule. Timing of this project has been planned around reduced patient census at the hospital which will start to increase again in September 2014.

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,

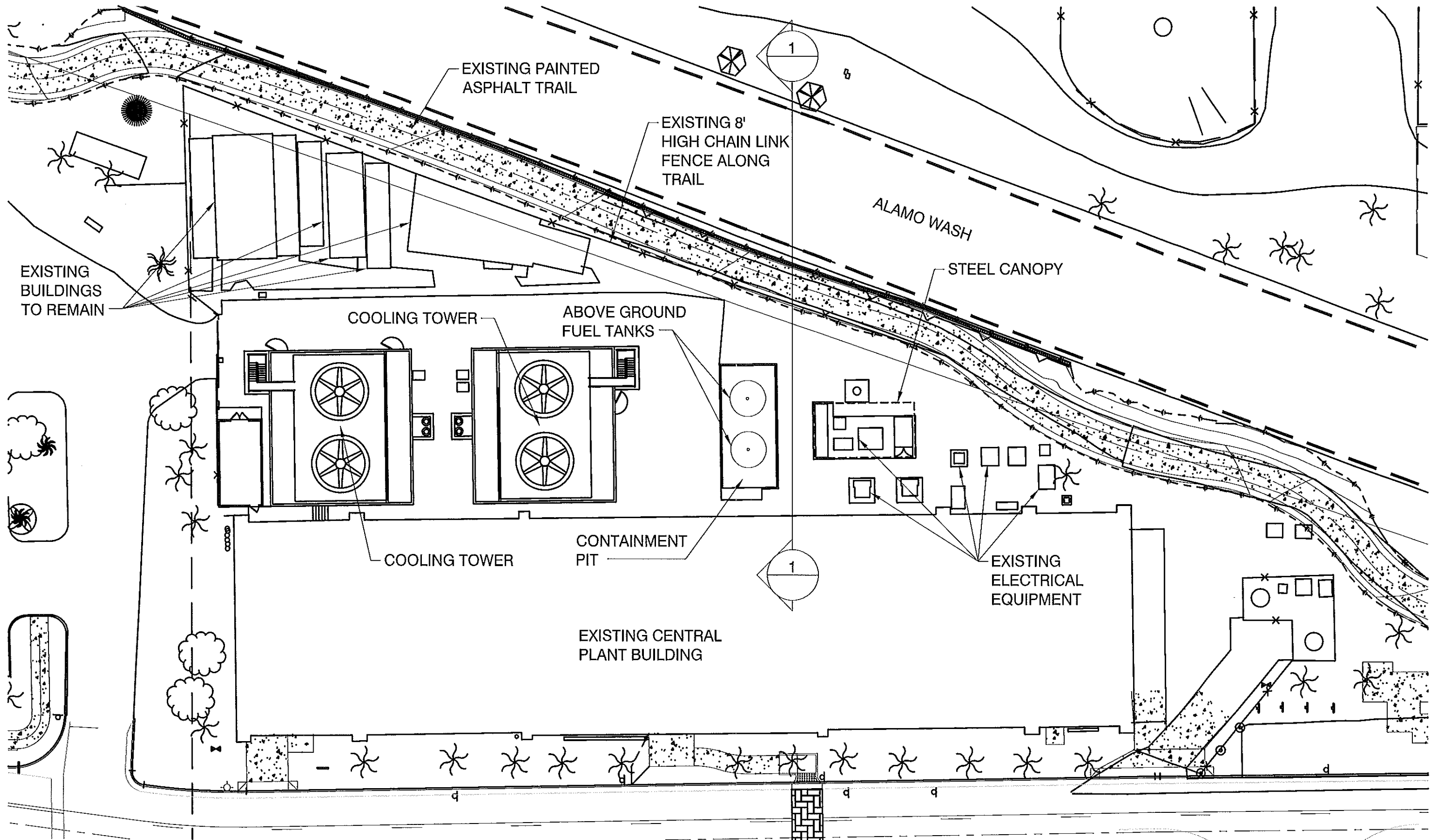
A handwritten signature in black ink, appearing to read "Kim Wolfarth". The signature is fluid and cursive, with the first name "Kim" being the most prominent.

Kim Wolfarth, AIA
Project Manager/Architect



1 SITE SECTION AT FUEL TANK/ COOLING TOWER



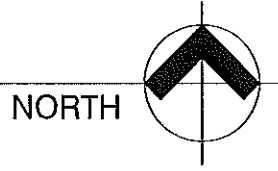


1

PARTIAL SITE PLAN - CENTRAL PLANT

0 15' 30' 60' 1" = 30'

DLR Group
28 AUGUST 2014





September 18, 2014

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

SUBJECT: Tucson Medical Center
New Fuel Storage Tanks

Dear John,

The TMC Architectural Review Board met on August 21, 2014. TMC presented our proposal to replace its underground fuel storage tanks with above ground tanks. For safety and environmental concerns, the hospital has selected the above ground option. Site drawings were provided to show the 31' height of cooling tower and 16'-8" height of new fuel tanks.

The existing 8' high chain link fence with privacy slats will be planted with a vine hedge on the trail side of the fence.

Following discussion, the Board unanimously confirmed their recommendation to proceed with the above ground tanks.

Please let me know if you need any additional information.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange, Tucson Medical Center
Kim Wolfarth, DLR Group
ARB Meeting Minutes



April 18, 2014

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

SUBJECT: Tucson Medical Center
Women's Center Renovation

Dear John,

The TMC Architectural Review Board met on August 20, 2013. The proposed exterior renovation of the Childers Women's Center was presented and discussed. There was unanimous approval to proceed with the design concept for this project.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Provallet", is written over a light blue circular stamp.

Richard Provallet
VP Facilities and Construction

cc: Julia Strange
ARB Meeting Minutes



July 24, 2014

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

SUBJECT: Tucson Medical Center
TMC Palo Verde Behavioral Health Addition/Trail Systems

Dear John,

On June 25, 2014, a letter was sent to the TMC Architectural Review Board regarding the Palo Verde Addition. This addition will trigger the trail systems requirements outline in the PAD, specifically for Lot #2, the Palo Verde site. The same landscape architect that provided services for the West Campus Development has been engaged for this work to maintain our compliance with the PAD.

TMC provided the Board with a narrative and drawings depicting the extension of the trail system as it relates to Lot #2. As of this date, all Board members have confirmed their recommendation of approval to proceed with that design.

Please let me know if you need any additional information.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange, Tucson Medical Center
Kim Wolfarth, DLR Group
Matt Cawley, EPS Group
Shane Hubbell, Palo Verde Hospital
Hampton Uzzelle, Norris Design
ARB Meeting Minutes



May 21, 2014

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

SUBJECT: Tucson Medical Center
TMC Obstetrix Exterior Renovation

Dear John,

The TMC Architectural Review Board met on April 21, 2014. The proposed exterior renovation of the TMC Obstetrix Center was presented and discussed. There was unanimous approval to proceed with the design concept for this project.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Prevallet".

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange
ARB Meeting Minutes



May 21, 2014

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

SUBJECT: Tucson Medical Center
TMC Palo Verde Behavioral Health

Dear John,

Effective March 1, 2014, Universal Health Services (UHS) officially acquired Palo Verde Mental Health from Tucson Medical Center. Under UHS, Palo Verde Behavioral Health will become a free-standing, for-profit, private psychiatric facility providing inpatient and outpatient psychiatric services.

The TMC Architectural Review Board met on April 21, 2014. At this meeting, UHS introduced their project design to include a single story 36 patient bed addition and the reconfiguration for a more prominent and pedestrian-friendly entrance. The proposed exterior renovation was presented and discussed. There was unanimous approval from the Board to proceed with the exterior design concept for this project.

Please let me know if you need any additional information.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange, Tucson Medical Center
Christopher Skow, Devenney Group
ARB Meeting Minutes



July 29, 2013

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

SUBJECT: Tucson Medical Center
Wyatt Medical Office Building

Dear John,

The TMC Architectural Review Board met on June 20, 2013. The proposed exterior renovation of the Wyatt Medical Office Building located at 2424 North Wyatt was presented and discussed. There was unanimous approval to proceed with the conceptual/schematic design and color palette selection for Wyatt Medical Office Building.

Please let me know if you need any additional information.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange
ARB Meeting Minutes



December 4, 2012

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

SUBJECT: Tucson Medical Center/West Wing Addition

Dear John,

At the October 11, 2012 meeting of the TMC Architectural Review Board, the Committee approved the Maintenance Shops Addition (20x40') to the current structure by Lot #26.

At the November 14, 2012 meeting, the Committee approved the screen wall for the Addition. The wall will be constructed of stuccoed concrete masonry with varying heights that will reflect a silhouette of the Catalina Mountains. There will be two vehicular wrought-iron gates and a personnel gate incorporated into the screen wall to allow for easy access.

Sincerely,

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange
Kim Wolfarth
ARB Meeting Minutes



November 29, 2011

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

SUBJECT: Tucson Medical Center/West Wing Addition

Dear John,

At the October 5, 2011 meeting of the TMC Architectural Review Board, the Committee was presented with actual samples of the exterior building materials and the designated colors. The exterior signage project was also presented at that time. Both of the proposed plans were voted on and unanimously recommended for approval by the Architectural Review Board.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Prevallet", is written over a faint, larger version of the same signature.

Richard Prevallet
VP Facilities and Construction

cc: Julia Strange
Harvey Mitchell
John Barker/Ed Pocock/Tom Chasty
Ed Newberry
Kim Wolfarth
ARB Meeting Minutes



CITY OF
TUCSON

PLANNING &
DEVELOPMENT
SERVICES
DEPARTMENT

November 23, 2015

Mr. Kim Wolfarth, AIA, NCARB
DLR Group
177 North Church Avenue, Suite 755
Tucson, Arizona 85701

SUBJECT: Tucson Medical Center Planned Area Development (PAD) –
Women’s Center Temporary Entrance Canopy

Dear Mr. Wolfarth,

I have reviewed your letter (attached) requesting a minor amendment for the Women’s Center located at 5301 East Grant Road within the Tucson Medical Center PAD.

The proposed minor amendment request is:

- 1) To allow construction of a temporary canopy for the purpose of providing an alternate entrance/drop off location for patients accessing the Women’s Center. The current entrance at the southeast corner of the building will be temporarily closed while construction is in progress at the center (DP15-0023).

The PAD document recognizes that amendments to this PAD may be necessary over time in order to respond to the unanticipated needs of new users.

Therefore, it is determined that this minor amendment request is a non-substantial change and is approved.

This minor amendment is supported by the following:

1. Minor amendment conforms to the criteria allowed for insubstantial changes (TMC PAD, 3.9.4, p. 71).
2. The PAD recognizes upon occasion, meeting critical needs may require the construction or erection of structures for an interim period. The construction at the Women’s Center will require the current entrance/drop off to be temporarily closed. The alternate location for patients accessing the Women’s Center will include construction of a temporary structure (canopy) (TMC PAD, 3.8.3, p.69, 70).

Planning & Development Services Department (PDS) - 201 North Stone Avenue
P.O. Box 27210 - Tucson, AZ 85726-7210
Telephone: (520) 791-5550 - Fax: (520) 791-4340
Website: www.tucsonaz.gov/pds
Email: DSD_zoning_administration@tucsonaz.gov

3. Minor amendment is not in conflict with the overall intent of the TMC PAD which has a goal of providing zoning flexibility for meeting special development needs of a hospital (TMC PAD, 1.4, p. 2, 3).

However, this non-substantial change is approved as a Minor Amendment under the following conditions:

1. Obtain a building permit and any other required permits for the temporary structure (canopy).
2. Obtain any necessary or required Sign Code permits.
3. Prior to final inspection, provide a letter of recommendation from the ARB to verify conformance with the TMC Design Guidelines.

Please contact John Beall at (520) 837-6966 or email John.Beall@tucsonaz.gov if you have any questions.

Sincerely,



Jim Mazzocco, Interim Director
Planning & Development Services Department

Attachment: Applicant's Request

20 November 2015

John Beall/Mark Castro
City of Tucson
Development Services Department
201 North Stone Avenue
Tucson, AZ 85726-7210

177 North Church Avenue
Suite 755
Tucson, AZ 85701

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

RE: Tucson Medical Center Women's Center Temporary Entrance Canopy

John/Mark,

TMC is currently under way with the Women's Center Expansion as well as constructing the site work involved with DP15-0023. Since the current entrance at the southeast corner of the building will be closed, patients will need to access the women's center by way of a temporary entrance/drop off just west of the current entrance. In the interest of providing a landmark as well as covered entrance to the building, TMC would like to construct a temporary entrance canopy as shown on the attached site plan and images. This canopy is intended for use during the construction period of approximately ten months, at which time, once the new entrance is open, the temporary canopy will be removed and the pedestrian sidewalks and vehicular curbs will be returned to their original layout and construction.

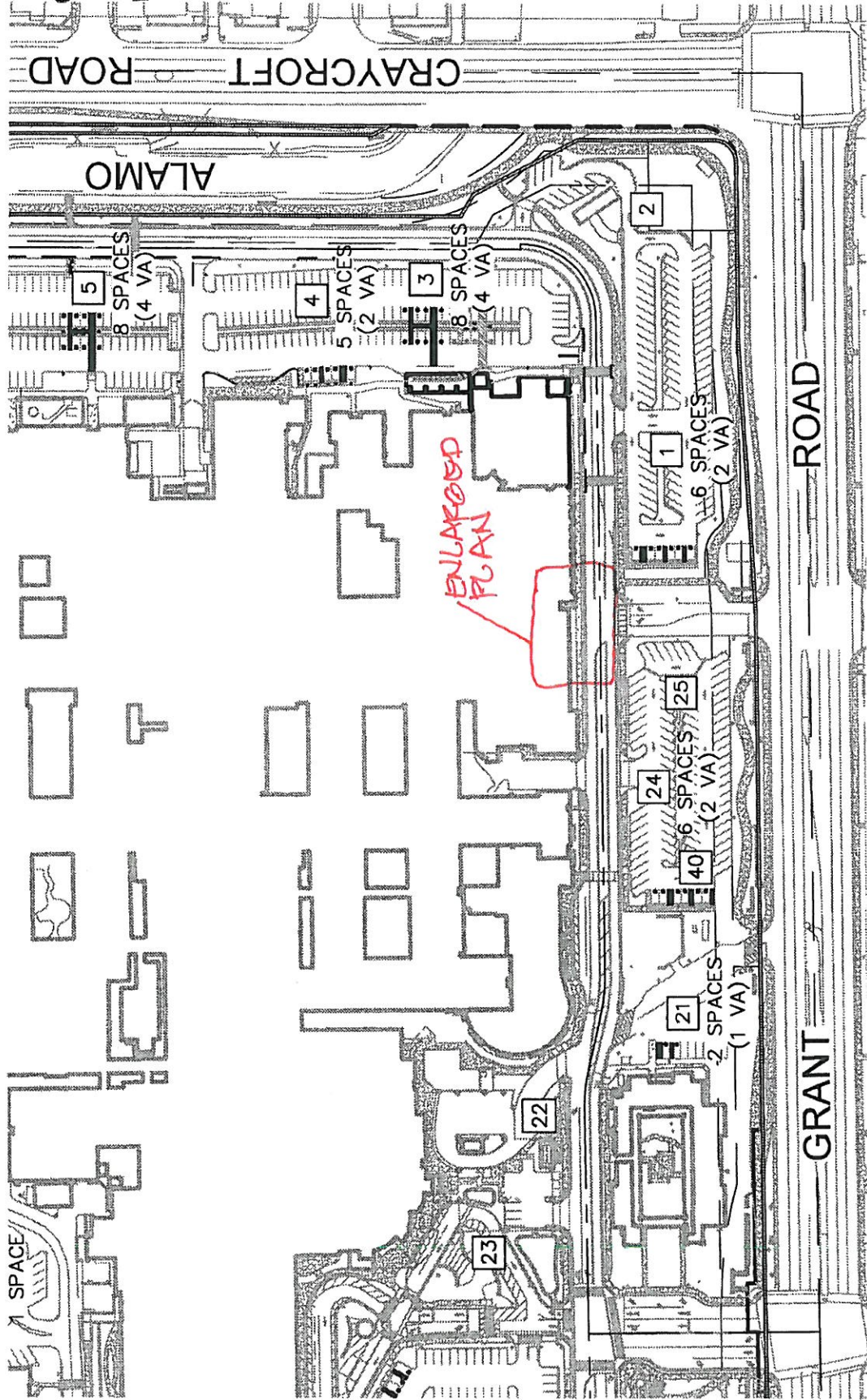
I hope this explanation will assist you in providing a letter of approval tied to the current development plan for TMC. If there are further questions, please don't hesitate to call.

Regards,



Kim Wolfarth, AIA, NCARB
Project Manager

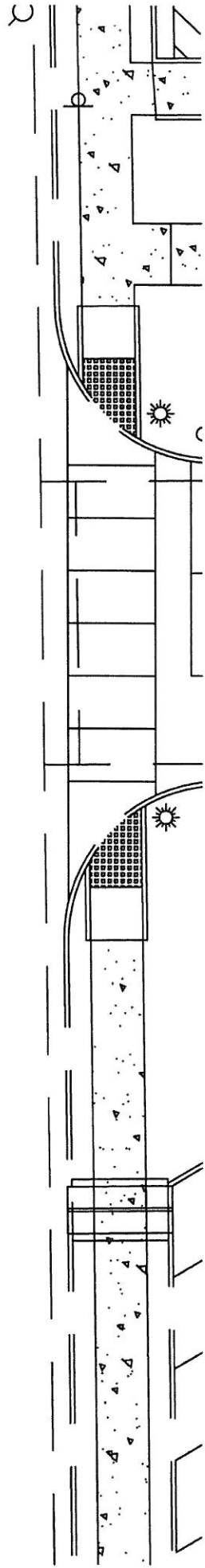
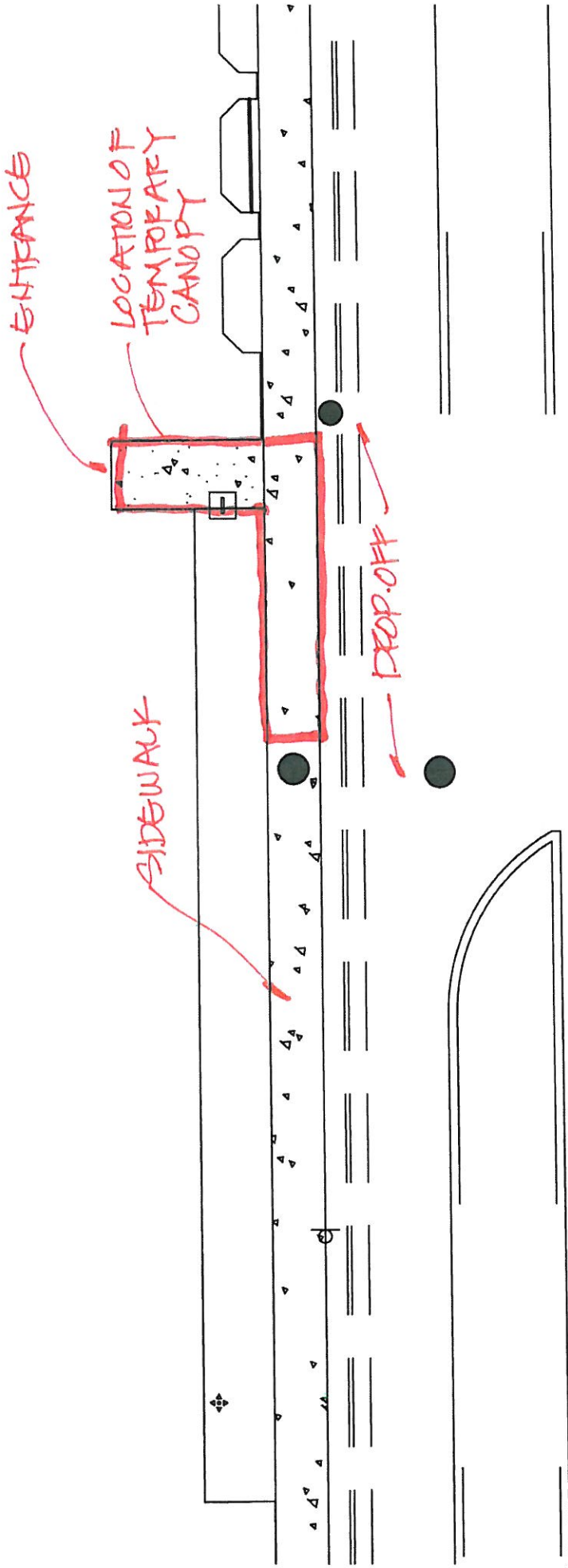
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CITY OF TUCSON SIG
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Planning & Development

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TNG SITE PLAN
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NTS
TMC ENLARGED PLAN
 20 NOV 15



TMC FOR WOMEN | CANOPY 2015.07.22

Tucson, Arizona 13-608

TMC

HOBBS + BLACK ARCHITECTS
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS





TMC FOR WOMEN | CANOPY 2015.07.22

TUCSON, ARIZONA 13-608

TMC

HOBBS + BLACK ARCHITECTS
 1720 N. GILBERT AVENUE, SUITE 100, TUCSON, AZ 85719
 TEL: 520.622.4777 FAX: 520.622.4778

NT5