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June 2, 2016

CITY OF TUCSON
PLANNING AND DEVELOPMENT SERVICES
201 North Stone Ave., 2nd Floor
Tucson, Arizona 85701

Attention: John Beall
Section Manager - Entitlements

Reference: Banner University Medical Center Planned Area Development
GLHN #1520.00

Subject: Minor Change for Parking and Parking Area Access Lanes

Dear Mr. Beall,

The Banner University Medical Center Tucson Campus PAD, approved in 2015, includes provisions for new onsite, off-street parking for visitors and staff. As the hospital expansion is phased, so too is the parking phased, with the first phase providing 718 new surface parking spaces. Banner Health is committed to supporting its staff and to making a visit to the hospital an overall positive experience. Parking facilities will be located as close as possible to the new entrances, and the design provides a high ratio of accessible spaces, reserved spaces for carpoolers, and charging stations for electric vehicles, meeting the intent of Subsections B and C of Section III.B.3 in the PAD.

Due to site constraints in the south surface parking lot, the available north-south dimension of the lot does not allow for the layout of 18-foot deep standard parking spaces with an adjacent 24-foot PAAL. With the goal of maximizing the on-site parking and not reducing the landscape areas, several alternatives were reviewed including angled parking, varying PAAL widths, and compact parking spaces. The results of this evaluation indicated that to maintain the desired 310 spaces requires the use of two rows of compact parking at 8 ft. x 16 ft., or utilizing one 20-foot, one-way parking area access lane adjacent to 90 degree parking spaces.

To address the above noted and similar site constraints, we hereby request a minor change to the approved Planned Area Development (PAD) for Banner University Medical Center, addressing the size of parking spaces and the width of parking area access lanes as described below:

- 1) Permit the use of compact car parking spaces (8 ft. x 16 ft.), up to a maximum of 15% of the total required standard parking spaces. All compact parking spaces will be clearly marked, and standard size spaces will be available in close proximity to the compact spaces.
- 2) Allow 20-foot wide, one-way parking area access lanes adjacent to 90-degree parking spaces. Proposed one-way parking area access lanes will be controlled with pavement marking and signage.

The attached Exhibits (two pages) detail the proposed changes for parking requirements included in the PAD. We would also like to note that Table 7.4.6-2 of the Unified Development Code allows parking area access lane width reductions in certain circumstances. The proposed changes will not negatively impact the safety of the facility and are familiar to most drivers within metropolitan areas. We anticipate the proposed changes will be implemented in limited areas.

Thank you for your advice and assistance in working towards a resolution of this issue, and should you have any questions, please contact us.

Sincerely,
GLHN Architects & Engineers, Inc.



John C. McGann, P.E.
Director, Civil Engineering
jmcgann@glhn.com

Attachments
JCM: cc

xc: Mark Barkenbush; Banner Health
Elizabeth Spelman; Shepley Bulfinch Architects

Exhibit 1: Compact Parking Stall

N.T.S.

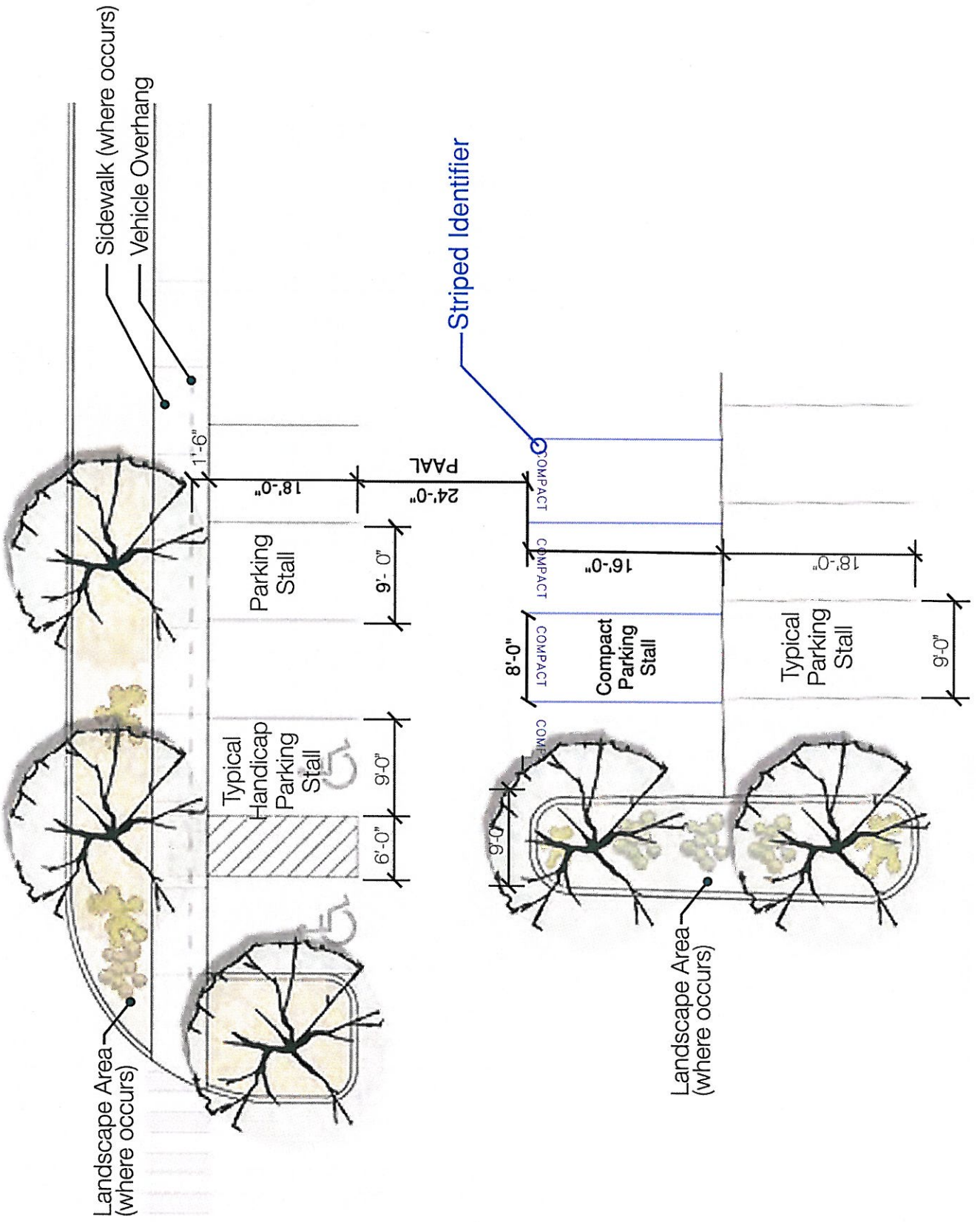
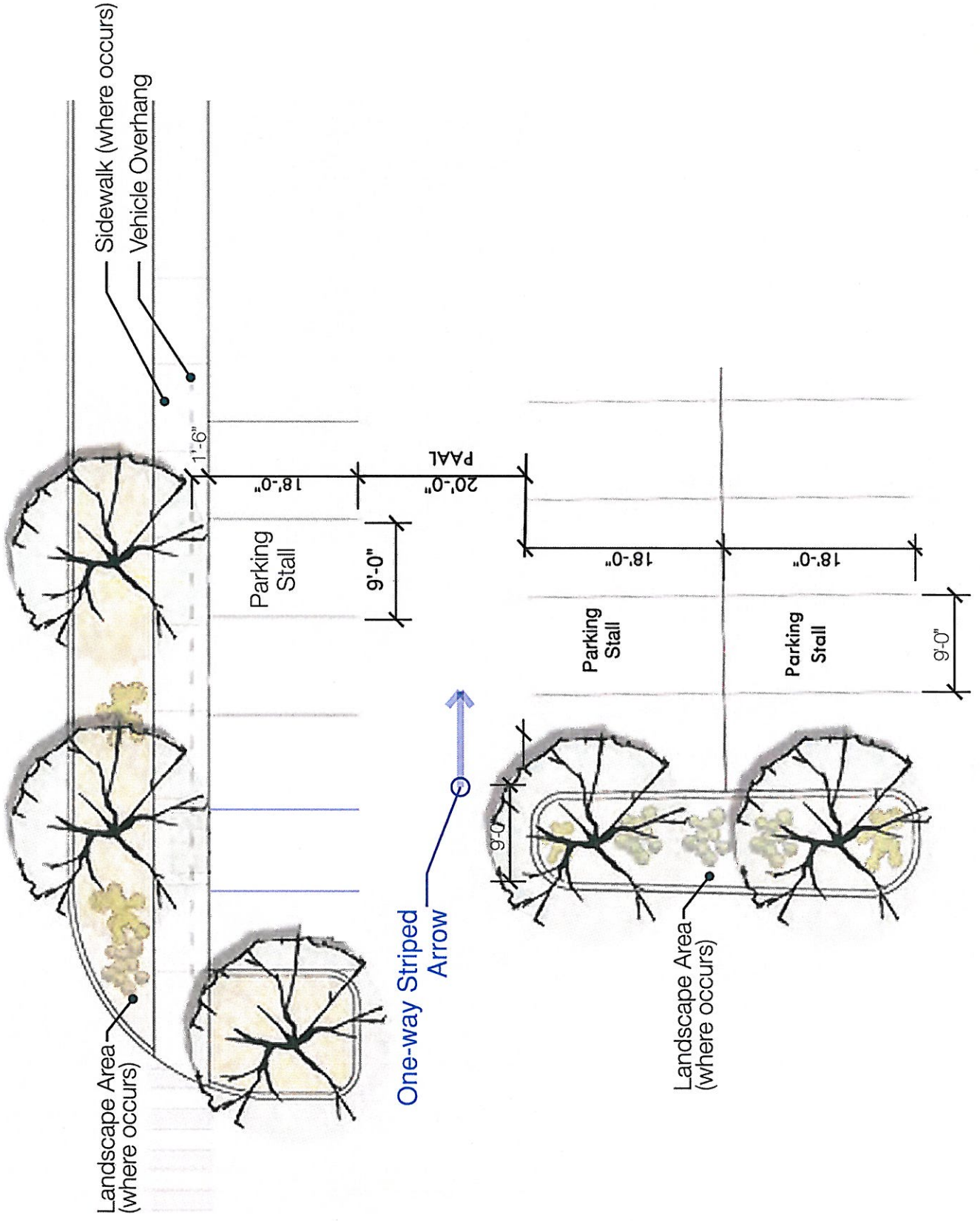


Exhibit 2: 20-foot One-way PAAL

N.T.S.





CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

June 6, 2016

Mr. John C. McGann, P.E.
GLHN Architects & Engineers, Inc.
2939 E. Broadway Boulevard
Tucson, AZ 85716

Dear Mr. McGann:

SUBJECT: Banner University Medical Center Planned Area Development (PAD), Minor Amendment – Compact Parking Spaces and Parking Area Access Lanes

I have reviewed your letter (attached) requesting design flexibility for compact parking spaces and parking area access lanes given parking for the hospital expansion is to be phased, which also includes site constraints to existing surface parking areas.

The PAD document recognizes that there will be occasions when an interpretation or amendment is needed in order to address any unanticipated needs regarding design or uses.

Therefore, it is determined that the request for compact parking spaces and parking area access lanes as presented in attached Exhibit 1: Compact Parking Stall and Exhibit 2: 20-foot One-Way PAAL.

The minor amendment can be supported because:

1. Parking design flexibility will not negatively impact safety of the hospital facility.
2. Will allow the hospital expansion to provide a high ratio of accessible parking spaces within close proximity to the new entrances.

A copy of this letter, including your request letter and exhibits must be attached to any development package submittal.

Sincerely,

John Beall
Section Manager
Planning and Development Services Department

Attachments: Applicant's Request and Exhibits