



CITY OF
TUCSON

PLANNING AND
DEVELOPMENT
SERVICES
DEPARTMENT

September 20, 2016

Stephen Brigham
Development & Construction
1802 E. Lester Street
Tucson, Arizona 85724-5204
520 694-4225

Dear Mr. Brigham:

SUBJECT: Banner University Medical Center Planned Area Development (PAD- 28),
Minor Amendment – Central Utility Plan Relocation

I have reviewed your letter (attached) requesting the relocation of the central utility plant located at the northeast corner of Cherry and Drachman. 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 the relocation of the central utility plant is not in conflict with the overall goals and objectives of the Banner University Medical Center PAD.

The minor amendment can be supported because:

1. PAD-28 contemplated the possible relocation of the CUP.
2. The new location will have little to no impact on the surrounding areas because all utility operations will be internal to the facility.
3. This location provides reasonable proximity to the new hospital for the underground utility infrastructure lines while giving Banner Flexibility for future campus development.

PAD-28 Section III.B.3.A requires a 20 foot setback for all building or structures erected after the rezoning date. The CUP will comply with these setbacks, as shown on Enclosure 5. There potentially will be a screened water backflow preventer and gas meter that could be located within the setback area. This letter also confirms that the proposed CUP screened mechanical equipment can be located within the 20 foot setback area (See Enclosure 5). A copy of this letter, including your request letter and exhibits must be attached to any development package submittal.

Sincerely,

Nicole Ewing Gavin

Director

Planning and Development Services Department



Banner Health®

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September 12, 2016

VIA EMAIL and HAND-DELIVERY

Nicole Ewing-Gavin, Director
Planning and Development Services
City of Tucson
201 North Stone Avenue
P.O. Box 27210
Tucson, AZ 85726-7210

Re: Minor Change Determination Request, Banner – University Medical Center
Tucson, Central Utility Plant compliance with PAD-28.

Dear Ms. Ewing-Gavin:

On August 31, 2016, Mark Barkenbush, Rory Juneman and I met with John Beall from the City of Tucson to discuss the Central Utility Plant (“CUP”) at the Banner – University Medical Center Tucson campus, 1501 N. Campbell (“B-UMCT”). The purpose of our meeting was to confirm that Banner’s construction of the CUP complies with PAD-28 (Case No. C9-15-06). As a follow-up to that meeting, this letter is a request to you for a formal determination that Banner’s proposed CUP complies with PAD. This letter outlines how the CUP complies with the PAD and forms the basis for this determination.

I. CUP Background

Currently B-UMCT procures chilled water for building cooling and steam for building heating from the University of Arizona’s (“University”) Arizona Health Center central plant that is adjacent to the Banner campus. Recent discussions with the University have resulted in Banner deciding to construct the CUP to allow Banner to generate its own heating and cooling.

Banner drafted PAD-28 with the idea that it would eventually construct a CUP within B-UMCT. At the time of the drafting of the PAD, Banner had not completed all the engineering to determine the feasibility or the size and location of the plant. Therefore, PAD-28 shows the CUP in two potential locations adjacent to Adams Street west of the existing hospital. See **Enclosure 1** (Appendix C, pages 191-192: Illustrative Site Plan) and **Enclosure 2** (Appendix F pages 301-302: Electrical Utility Site Plan). Banner has now determined that it will construct the CUP in B-UMCT’s first phase development and locate the CUP at the northeast corner of the Cherry Ave. (“Cherry”) and Drachman St. (“Drachman”) intersection. See **Enclosure 3** (CUP Location). This location provides reasonable proximity to the new hospital for the underground utility infrastructure lines while giving Banner flexibility for future campus development. This

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location will also include above-ground storage tanks (“AGST”) containing diesel fuel for the backup generators. *See Enclosure 4* (CUP Site Plan).

Note that the University’s Central Plant is on Arizona Board of Regents land adjacent to the Banner campus, and will continue to provide utility services to the University’s buildings. When completed, the Banner CUP will provide all the heating and cooling systems support for B-UMCT (i.e., all the area within the PAD-28).

II. The new B-UMCT CUP complies with PAD-28.

a. The CUP is a permitted use in PAD-28.

PAD-28, Section III.B.2.C (page 61), lists the primary medical facility and supplemental uses permitted in the PAD district. These uses include Central Utility Plant as a permitted Major Medical Use Support Service use. PAD-28 also permits Hazardous Materials Above-Ground Storage Tanks. Therefore, the proposed CUP and AGST uses are permitted by PAD-28.

b. The CUP’s location complies with PAD-28.

PAD-28 contemplated the CUP’s location in two possible areas, each south of the new hospital expansion and near Adams St. *See Enclosures 1 and 2*. Further engineering and site analysis has determined the best location for the CUP is at the northeast corner of Cherry and Drachman. *See Enclosure 3*. This location is in the general vicinity of the two locations shown in PAD-28, and just south of the location proposed in the PAD’s utility site plan. This location change is a minor adjustment to the original CUP sites contemplated by the PAD.

The new location will also have little to no impact on the surrounding areas outside of B-UMCT. The CUP is bounded by parking to the north and east, the University’s private road (Drachman) and parking to the south, and Cherry Avenue to the west. The only private property uses occur to the west across Cherry, which are two fraternity houses. These properties will not be impacted by the CUP because all of its utility operations will be internal to the facility. The CUP will have roof-top fans and exhausts from the utility equipment including the diesel emergency generators. Banner will create a wind flow model as part of the design of the facility to identify exhaust flows and mitigate the noise and exhaust plume impacts on adjacent neighbors.

Based on the above, the CUP’s minor adjustment in location complies with PAD-28 and will not have a negative impact on the neighboring uses.

c. The CUP meets all PAD-28 building setback and height requirements.

PAD-28, Section III.B.3.A (page 61) requires a 20-foot setback for all buildings or structures erected after the rezoning’s effective date. This setback is measured from both the exterior PAD boundary and the edge of any public right-of-way or private roadway internal to the PAD. The CUP will comply with these setbacks, as shown on **Enclosure 5**. There

potentially will be a screened water backflow preventer and gas meter that could be located within the setback area. In our meeting, Mr. Beall indicated this screened mechanical equipment can be located within the 20-foot setback area. As part of this determination, we ask that you confirm this.

The CUP also complies with the height requirements of PAD-28. The maximum building height, stated in Section III.B.3.A, is 185 feet. The CUP's height will be approximately 42 feet, with an additional 20-foot screen for a total height of approximately 62 feet. *See Enclosure 6, CUP Building Height.* This height is well under the PAD's maximum, and will be comparable to the future parking structure planned for phase 2, estimated at a maximum of 62 feet.

d. B-UMCT will continue to meet the PAD parking requirements.

The proposed CUP location allows Banner to meet PAD-28's parking requirements. PAD-28, Section III.B.3.C, has a blended parking requirement based on both hospital beds (3.7 to 5.2 spaces per bed) and clinic space (4 spaces per 1,000 sq. ft.). Below are the parking requirements based on the current bed and area counts for phase 1 of the B-UMCT expansion:

PARKING REQUIRED FOR "BEDS"

- Hospital beds: 516
- Parking required range for beds (3.7 to 5.2 spaces/bed): **1,909 to 2,683 spaces**

PARKING REQUIRED FOR "CLINICS"

- Clinic area: 46,477 sq. ft.
- Parking required for clinics (4 spaces/1,000 sq. ft.): **186 spaces**

TOTAL PARKING PROVIDED – PHASE 1 WITH THE CUP

- Total parking range required = **2,095 to 2,869 spaces**
- Total Phase 1 provided parking with CUP = **2,662 spaces**

Phase 1 of the B-UMCT expansion will provide 2,662 parking spaces, which falls within the range required by PAD-28. *See Enclosure 7, Parking Adjustments for the CUP.* At the time Banner completes phase 2, it will adjust B-UMCT's parking to comply with the PAD-28 parking requirements – based on the new hospital bed count and area.

III. Zoning Determination Request

Based on the above, Banner requests that a determination that the proposed CUP complies with the PAD-28. Thank you for your attention to this request.

We anticipate submitting the CUP plans for review around September 19. If you have any questions about Banner's development, or require any additional information, do not hesitate to contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Brigham". The signature is fluid and cursive, with a long horizontal stroke at the end.

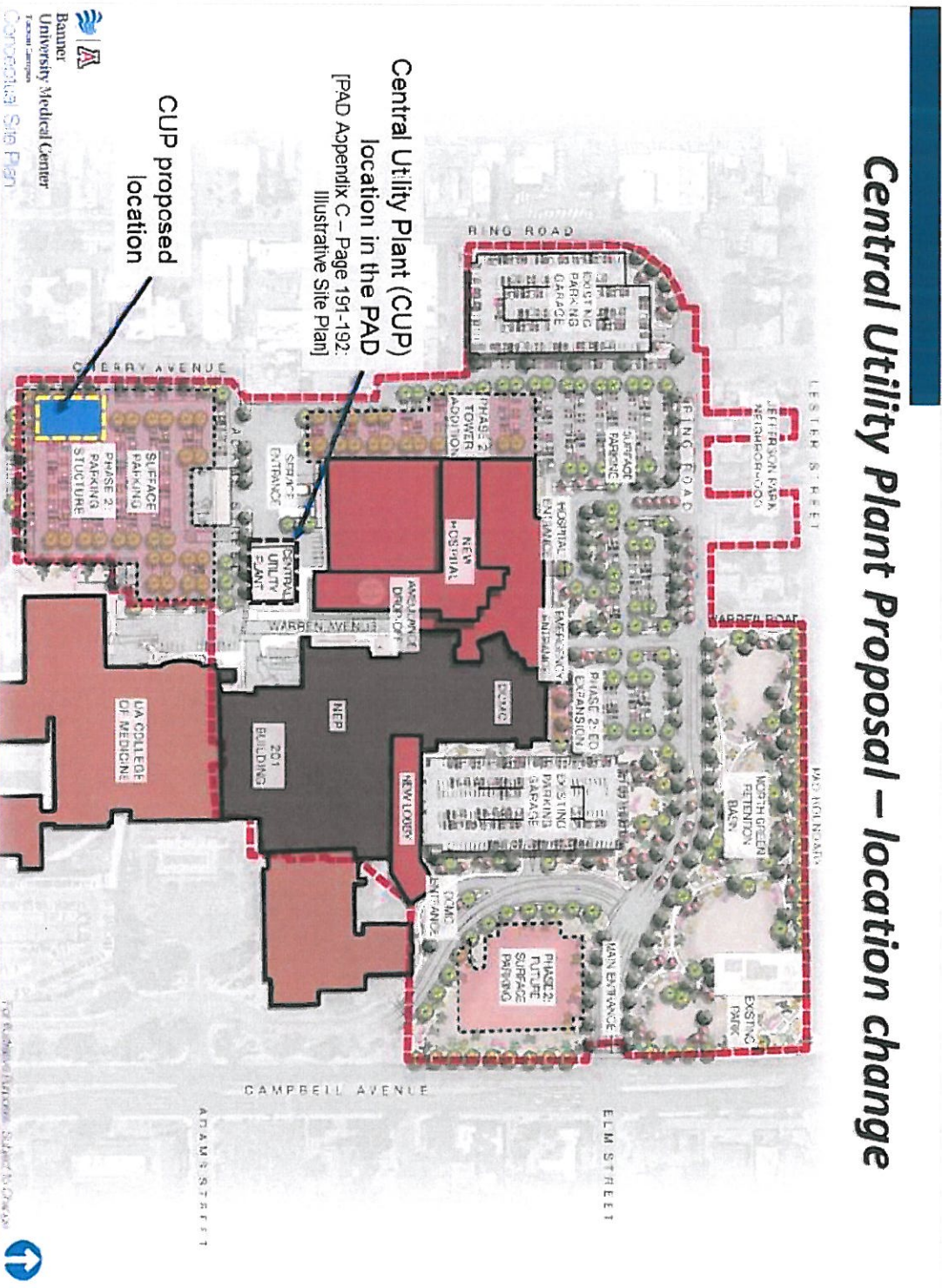
Stephen Brigham
Project Executive

Enclosures

cc: John Beall, Section Manager
Mark Barkenbush, Banner Health
Rory Juneman, Lazarus, Silvyn & Bangs

Enclosure 1: Central Utility Plant location change from location shown in PAD Appendix C, Page 191-192: “Illustrative Site Plan”

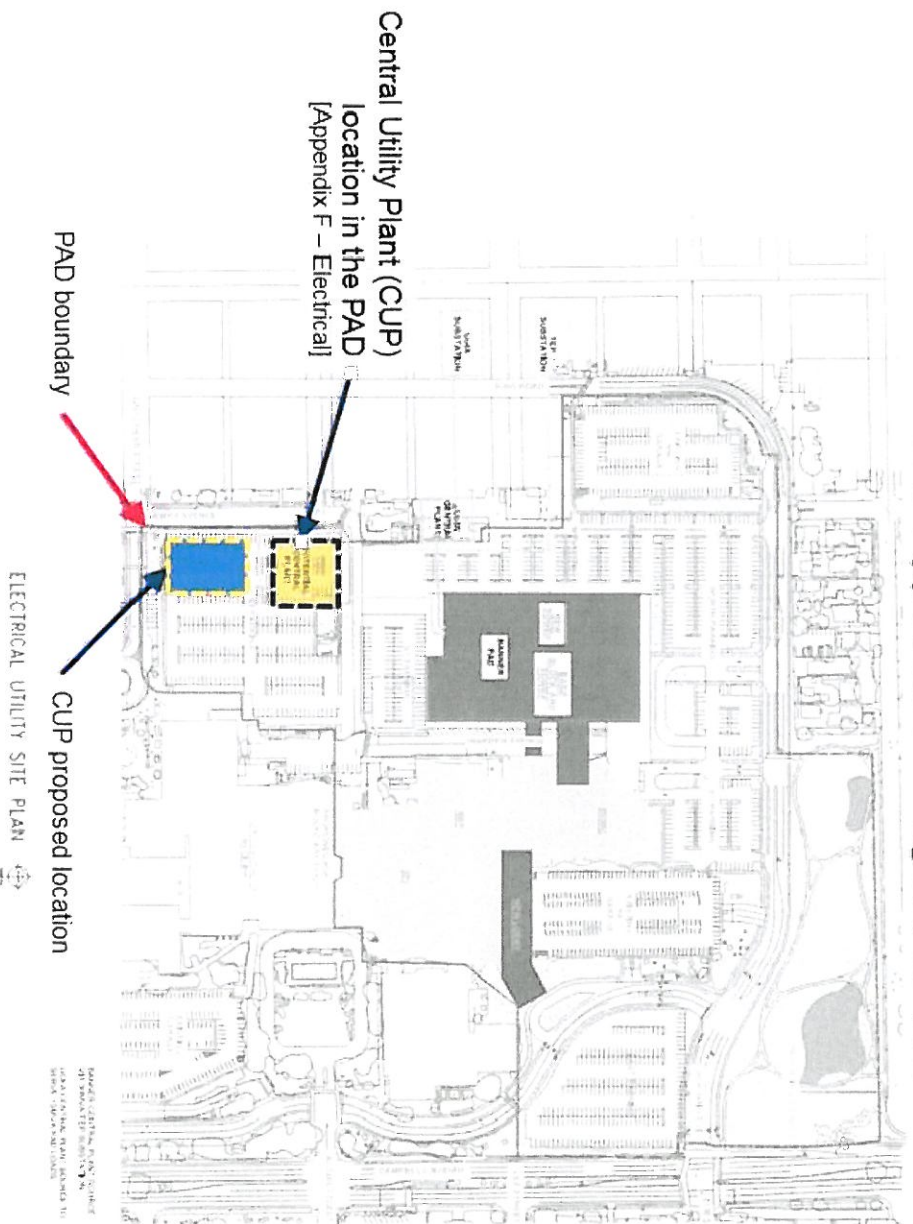
Central Utility Plant Proposal – location change



Enclosure 2: Central Utility Plant I change from location shown in PAD Appendix F, Pages 301-302: “Electrical Utility Site Plan”

Central Utility Plant (CUP) - proposed new location

PAD Appendix F – Pages 301-302



Enclosure 3: Central Utility Plant proposed location in relation to the original PAD locations

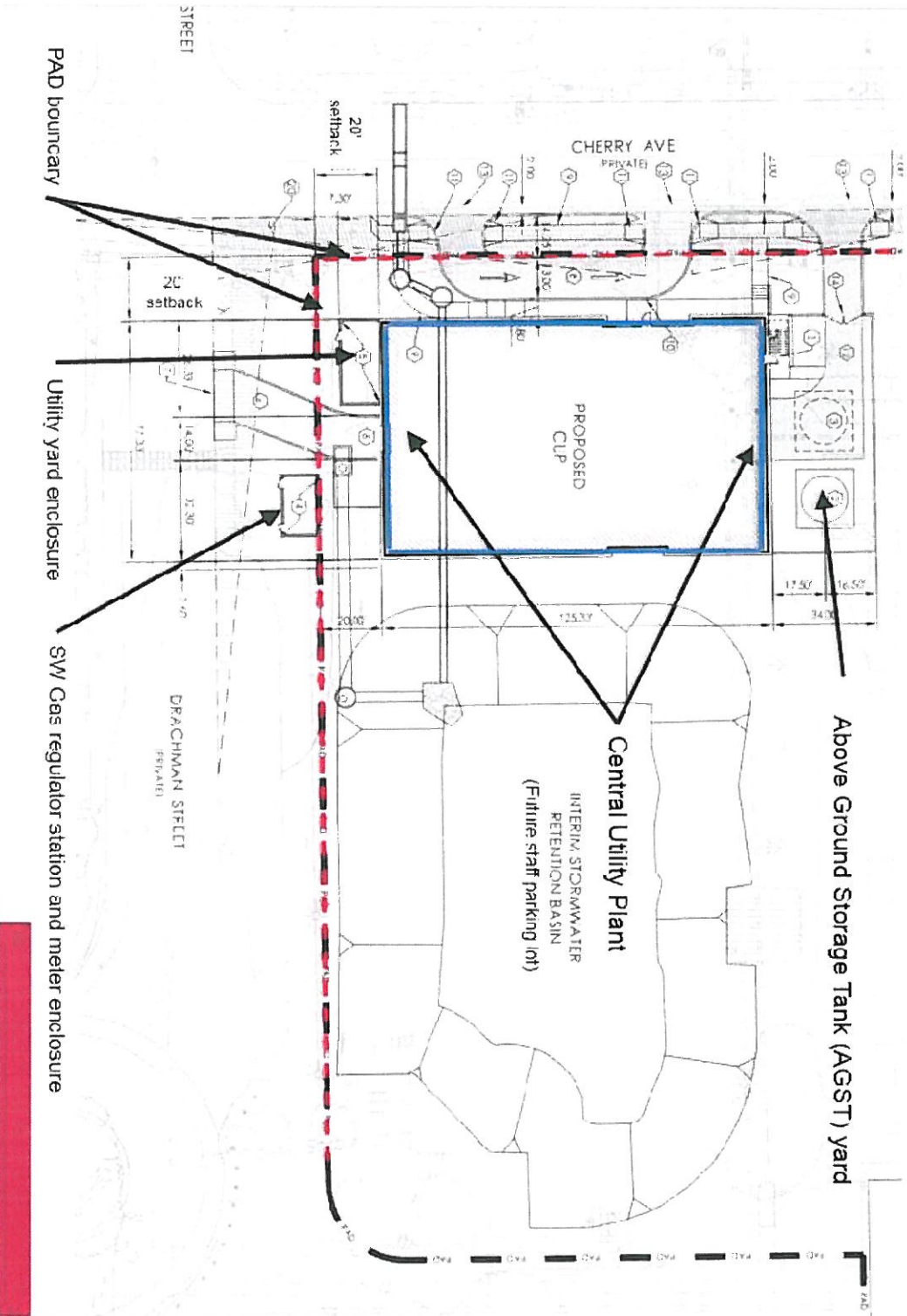
Central Utility Plant (CUP) - proposed new location

The PAD shows the Central Utility Plant (CUP) in two possible locations



Enclosure 4: Central Utility Plant site plan showing the above ground storage tank (AGST) yard

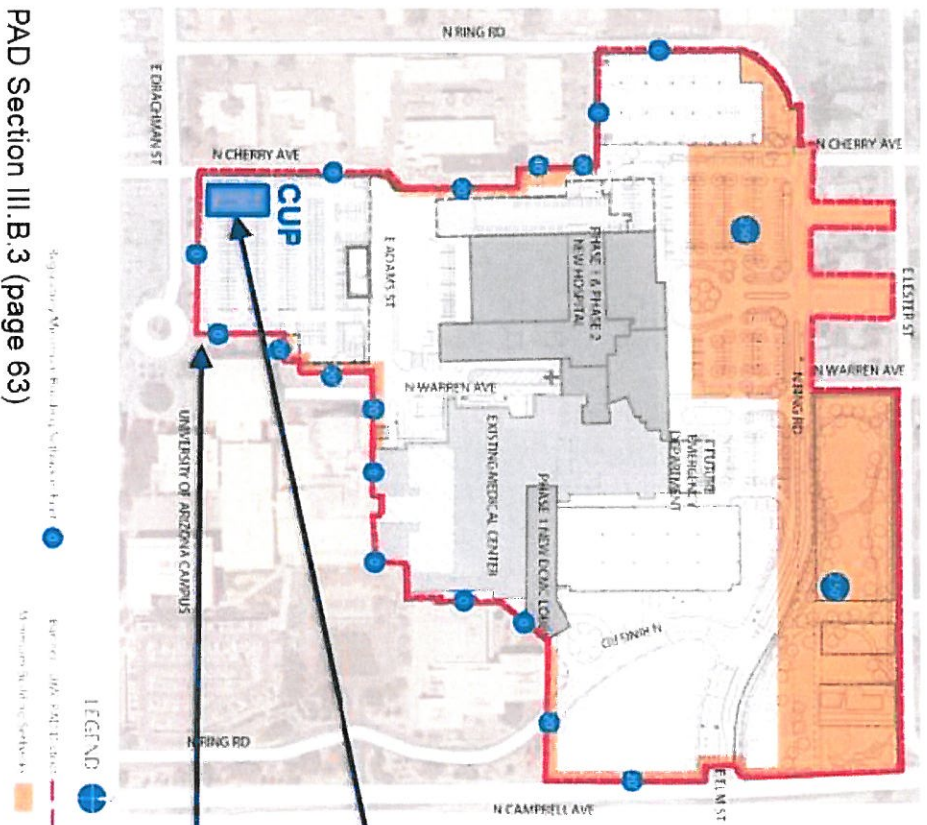
Central Utility Plant – Site Plan



Enclosure 5: Central Utility Plant building setbacks

PAD setback requirements

Exhibit 33: Building Setbacks



CUP proposed location will be setback 20' from the west and south PAD boundary as well as at least twenty feet (20') from the edge of any public right-of-way or from any private roadway internal to the PAD District = **COMPLIANT**

New surface parking lot and future parking structure will be setback 0' = **COMPLIANT**

PAD Section III.B.3 (page 63)



Enclosure 6: Central Utility Plant building heights

Central Utility Plant – building heights



Future staff parking garage

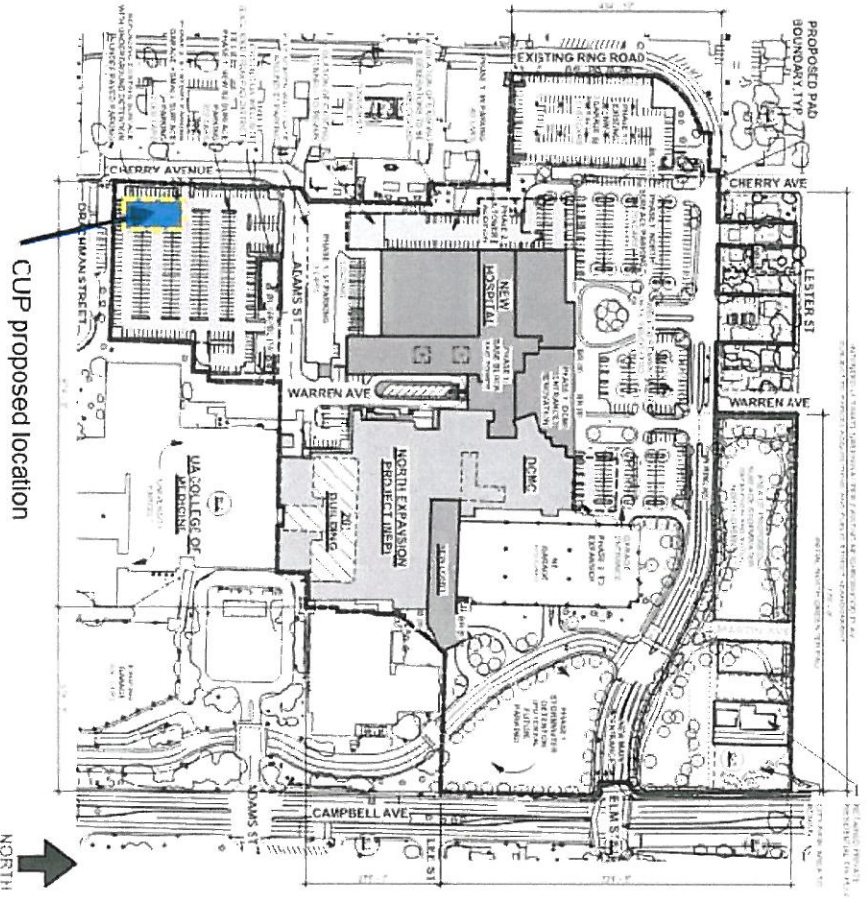
Central Plant

PAD boundary

Enclosure 7: PAD District parking adjustments for the CUP

Parking Adjustments for the CUP

PAD Exhibit 30 – Pages 55-56



PAD ORIGINAL PARKING CALCULATIONS

BUILDING	EXISTING AREA (SF)	PHASE 1 AREA (SF)
VA 201 Building	246,487	246,487
VA 202 Building	227,549	227,549
DIAMOND CHILDREN'S CLINIC	209,115	214,215
RESEARCH EVALUATION DEPT	0	0
NON-HOSPITAL BUILDINGS	0	741,000
TOTAL EXISTING	783,151	1,229,251

PARKING REQUIRED / BLD & CLINICS PHASE 1	MIN AT 3.7' BLD	MAX AT 5.7' BLD
CF WF DECK	216	796
NEW BEDS	338	1,247
NEW BLDG 4.1: 500,000 SF	110	512
TOTAL Parking Required (Phase 1)	664	2,555

PARKING PROVIDED	PHASE 1
Non Covered	1,892
IC Covered	674
Health User Bldg Parking	266
HR SR Parking	86
51 SURFACE PARKING	3
52 SURFACE PARKING	27
1,657 SURFACE PARKING	0
TOTAL PROVIDED	2,868

UPDATED PARKING CALCULATIONS WITH CUP

- Updated Phase 1 building area: 1,372,699 sf
- Hospital beds: 516
- Parking required range for beds (2.7 to 5.2 spaces/bed): 1,909 to 2,095 spaces
- Clinic area: 46,477 sf
- Parking required for clinics (4 spaces/1,000 sf): 186 spaces
- Total parking range required: 2,095 to 2,869 spaces
- Updated Phase 1 parking provided: 2,652 spaces

NOTE: The updated parking count for Phase 1 with the CUP is will in the PAD criteria range = **COMPLIANT**