

Banner Scottsdale Medical Center

Application Narrative for Special Campus Zoning



Submitted by:



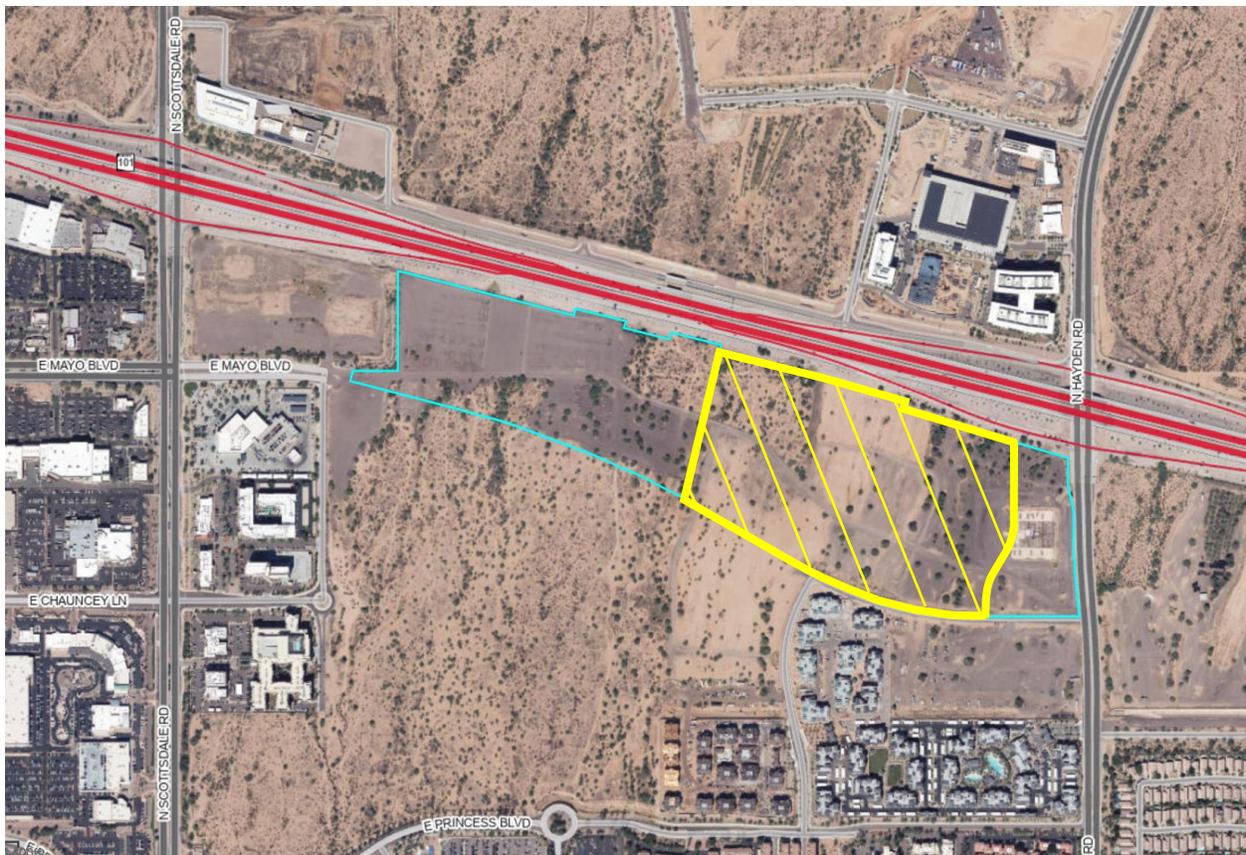
June 15, 2023

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1. Introduction

Banner Health ("Banner") submits this application to the City of Scottsdale ("City") in support of Banner's proposal to develop the Banner Scottsdale Medical Center, which is planned as an approximately 48-acre medical campus (collectively, the "Project" or "Banner Scottsdale Medical Center") on property generally located at the southwest corner of State Route 101 Freeway and Hayden Road in the City ("Property"). The Property is comprised of a portion of Maricopa County Assessor Parcel number 215-07-209D as shown below. In order to facilitate development of the Project, Banner is proposing to rezone the Property from I-1 and C-2 PCD to Special Campus ("SC") zoning.



The SC zoning district is designed to accommodate unique land uses in a campus setting and includes specific provisions for medical facilities. With regard to medical facilities, the SC district is intended to accommodate multiple medical uses in an integrated campus setting.

The proposed Banner Scottsdale Medical Center campus will include a state-of-the-art, full-service hospital, diagnostic and treatment facilities, a cancer center in partnership with MD Anderson, medical offices, ancillary medical uses, and other related uses. The facility is intended to serve as a broad-based community healthcare resource to serve the existing and growing population in North Scottsdale and North Phoenix. Banner has carefully chosen the programming for this facility to provide an optimum level of service for the target demographic. In addition to providing health care choice for the growing population in the northeast region (which is projected to grow by 100,000 residents by 2030), the Banner Scottsdale Medical Center will provide services to more than 50,000 residents who already live in Scottsdale or nearby and rely on Banner Health for their insurance and health care needs. These residents are currently leaving the region to receive health care services. The Banner Scottsdale Medical Center fulfills Banner's mission making health care easier so life can be better.

2. Site and Zoning History

The Property historically has been included within Planning Unit VI of the Crossroads East PCD. The Crossroads East PCD encompasses approximately 1,000 acres generally located between Legacy Boulevard and Princess Boulevard (north-south) and Hayden Road and Scottsdale Road (east-west), bounding both sides of SR 101. At the time of the original Crossroads East PCD approval in 2002, the Crossroads East PCD encompassed land wholly managed under trust by the Arizona State Land Department. In the time since, numerous properties within the Crossroads East PCD have been sold at public auction and are developed or under development. The Property was part of a larger parcel sold at public auction by ASLD in 2022 to an entity controlled by the Van Tuyl Companies and De Rito Partners ("VT / DRP") On May 16, 2023, the Scottsdale City Council adopted Ordinance No. 4594 (19-ZN-2022#11) affirming the zoning classification in case no. 19-ZN-2002#6 and finalizing the zoning district boundary as Planned Community District (PCD), with PCD comparable zoning districts Central Business (P-C C-2) on the approximate east four-fifths of the Property and Industrial Park (P-C I-1) on the west one-fifth of the Property. Banner is seeking to rezone the Property from Crossroads East P-C C-2 and P-C I-1 to Special Campus.

3. Existing Conditions

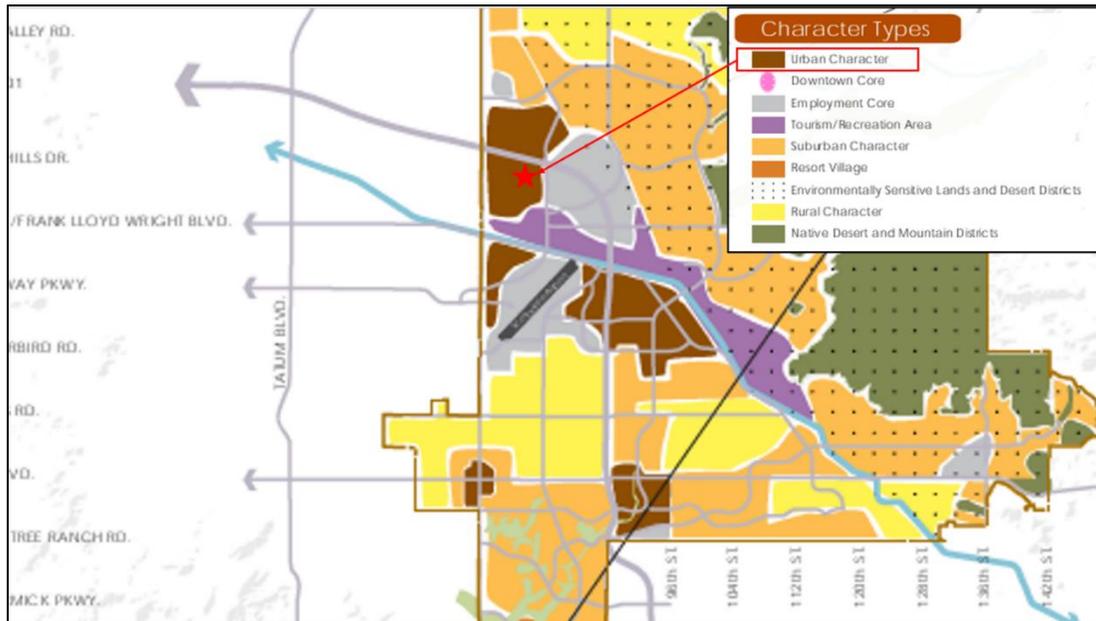
The Property is currently vacant, undeveloped desert land, and is immediately bounded on the east by property owned by VT / DRP and zoned P-C C-2 in 19-ZN-2022#11 and Hayden Road; to the west by the Miller Road alignment with additional vacant property owned by VT / DRP to the west of Miller Road; to the north by the State Route 101 Freeway ("SR 101"); and to the south and southwest by apartments and undeveloped desert land, respectively. Moving further outward, notable uses include Nationwide/Cavasson, vacant property owned by Axon, the Fairmont Scottsdale Princess, and the TPC golf course.

4. General Plan 2035 Analysis

The Property is currently designated within the City's General Plan Character Types as Urban Character with a Future Land Use Designation of Mixed-Use Neighborhoods. See Section 7 below for a detailed discussion as to how the Banner Scottsdale Medical Center complies with the General Plan Land Use designations for this property.

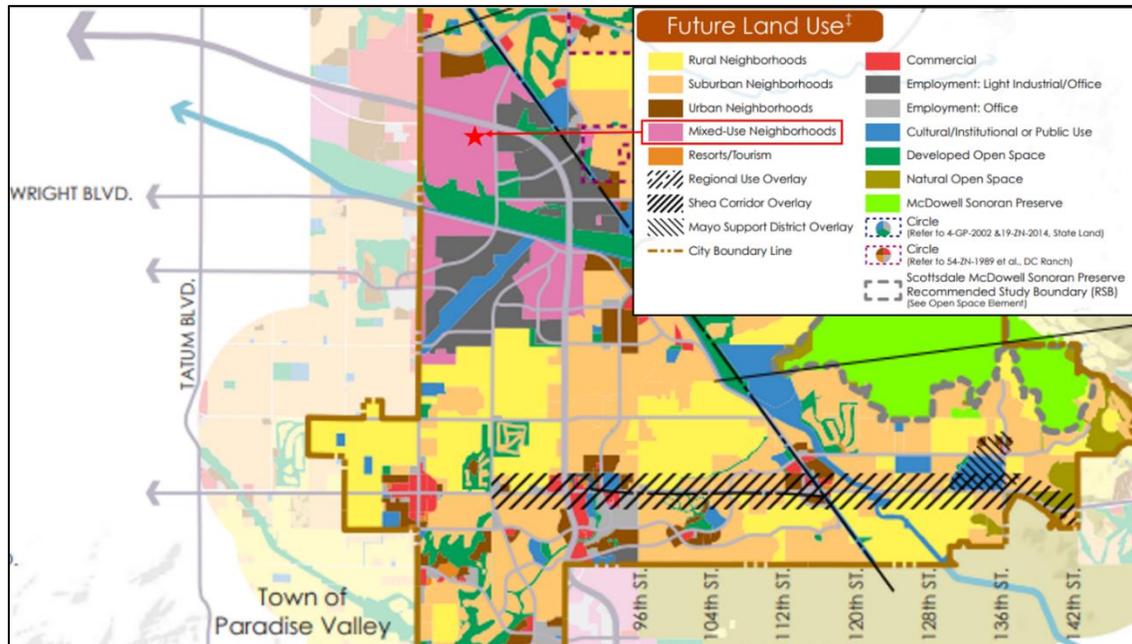
The City's General Plan 2035 ("General Plan") provides a statement of vision and community-wide land use and development goals. The General Plan is to be used as a decision-making guide for development and is intended to be used as a framework for more specific planning. It is an expression of the City's goals and policies and is intended to shape the physical form of the city.

Per the General Plan, the Property lies within the Urban Character Type designation.



The Urban Character Type is intended to accommodate higher-density residential, non-residential, and mixed-use neighborhoods, including apartments, high-density townhouses, business and employment centers, and resorts. Properties within the Urban Character Type and in Growth Areas, including mixed-use portions of the Greater Airpark, are appropriate for taller buildings. The proposed Banner Scottsdale Medical Center is appropriate for and consistent with the Urban Character Type designation.

Additionally, the Property has a further refined Future Land Use Designation of Mixed-Use Neighborhood.



Properties designated Mixed-Use Neighborhood are predominantly within the Greater Airpark Character Area and located in areas with strong access to multiple nodes of transportation and regional services. These areas can accommodate higher-density of housing with complementary office or retail services; however, within the Greater Airpark, the Regional Plan contemplates those properties designated Mixed-Use Neighborhood may consist of non-residential uses. The proposed Banner Scottsdale Medical Center is consistent with the attributes of the Mixed-Use Neighborhood designation.

Shown below are elements and goals from each chapter of the General Plan that are advanced with the proposed Banner Scottsdale Medical Center.

Character and Culture Chapter

Character & Design Element

Goal CD 1: *Determine the appropriateness of all development in terms of community goals, surrounding area character, and context.*

Policy CD 1.3- Ensure that all development is a part of and contributes to established Character Types.

RESPONSE: The proposed development lies within the Urban Character Type designation and within the Greater Airpark Character Area. The Banner Scottsdale Medical Center promotes the goals and policies of these character types. A complete discussion of how this project complies with the goals and policies of the character area is provided in Section 7 below.

Goal CD 3: *Foster quality design that enhances Scottsdale as a unique southwestern desert and tourism community through the development review processes.*

Policy CD 3.1- Strengthen Scottsdale's economic and environmental attributes, distinctive character and attractiveness through collaborative site planning and design.

RESPONSE: The Banner Scottsdale Medical Center will be developed in collaboration with the City to ensure a quality design that provides a high-quality employment opportunity within the Greater Airpark Character Area, while taking into consideration the environmental attributes of the Property and addressing any potential impacts on the surrounding area.

Goal CD 4: *Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.*

Policy CD 4.3- Establish new, and maintain existing, guidelines and policies for the design and maintenance of Visually Significant Roadways and major city streets, including Scenic Corridors, Buffered Roadways, Desert Scenic Roadways (in ESLO districts), and streets with themed streetscape designs.

RESPONSE: The Banner Scottsdale Medical Center will help to directly implement the guidelines of the Buffered Roadway along Mayo Boulevard and Miller Road. The proposed design within the landscape boundaries along Mayo Boulevard and Miller Road are planned to include regional desert plantings (both salvaged and new), bioswales, a retention basin, and a meandering pedestrian path. This treatment will enhance the unique image of the streetscape.

It is anticipated that development of the VT / DRP "out parcels" with frontage along Hayden Road will comply with the Buffered Roadway guidelines.

Goal CD 6: *Minimize light and noise pollution.*

Policy CD 6.1- Support Scottsdale's dark sky areas and designation as an Outdoor Light Control City by reducing light pollution, glare, and trespass where possible, while still attending to public safety need.

RESPONSE: Lighting will be chosen for the Project to provide the maximum amount of light necessary for safety and security, while minimizing light trespass and glare. Full cut-off fixtures will be shielded and will be pointed away from property lines to ensure that the lighting program maintains dark skies to the greatest extent possible. Lighting will conform to the City of Scottsdale's requirements.

Policy CD 6.2- Encourage creative, energy efficient, and high-quality designs for outdoor lighting that reflect the character of the local context.

RESPONSE: As shown on the cut-sheets provided with the application materials, the lighting fixtures chosen for this campus include stylish, energy-saving, LED fixtures. The styling of the fixtures is unobtrusive and intended to allow the light

poles to blend into their surroundings. The LED technology allows the light fixtures to have greater pole spacing to minimize visual clutter without sacrificing photometric performance.

Land Use Element

Goal LU 2: *Sensitively transition and integrate land uses with the surrounding natural and built environments.*

Policy LU 2.3- Locate employment and major non-residential uses along major transportation networks to limit impacts on residential areas and provide citywide and regional access.

RESPONSE: The Banner Scottsdale Medical Center is located with convenient access to a freeway (SR 101) and two arterial roadways (Hayden Road and Mayo Blvd), providing access to major regional transportation corridors. The surrounding area is a developing area that provides visibility to Banner and allows Banner to establish high value employment uses within the Greater Airpark. The development has been strategically planned with sensitivity to nearby residential uses, with the taller buildings placed closest to SR 101 to provide the maximum possible distance between the hospital towers and nearby residences, while preserving view sheds. Importantly, the City's planning policies and prior approvals for high value employment uses in the area (Nationwide/Cavasson and Axon most recently) provide support for additional, comparable uses like the Banner Scottsdale Medical Center along SR 101.

Goal LU 3: *Maintain a balance of land uses to provide a high quality of life.*

Policy LU3.3- Maintain a citywide balance of land uses and consider modifications to the land use mix to accommodate changes in community vision, demographic need, and economic sustainability.

RESPONSE: In order to facilitate development of the Project, Banner is proposing to rezone the Property to Special Campus (SC) zoning, which will help implement the vision for this area and maintain the citywide balance of land uses. Importantly, the proposed SC zoning and the Banner Scottsdale Medical Center are in line with

the types of uses already allowed on the Property pursuant to the existing zoning. So, while the SC zoning change is necessary to accommodate the hospital facility, the proposed medical uses are comparable to and compatible with the land uses already allowed by right on the Property.

Policy LU 3.5- Engage the community in all land use discussions.

RESPONSE: As detailed in the Citizen Review Plan for the Project, Banner hosted a neighborhood meeting as required by the City of Scottsdale. The notification list included all property owners within 750-feet of the development site, as well as those individuals on the Citywide "Interested Parties" list. A summary of the neighborhood meeting and any additional outreach to interested stakeholders will be provided to the City in the form of a Citizen Review Report prior to the first public hearing for these applications.

Additionally, as the zoning application moves forward, Banner will fully comply with the revised city policy and expectations regarding public outreach for General Plan, Rezoning, and Zoning Ordinance Text Amendment cases that become effective July 1, 2023. Banner will proactively engage with the community as the application moves forward and will create a project specific website to easily disseminate information to residents, stakeholders and interested parties.

Goal LU 6: *Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.*

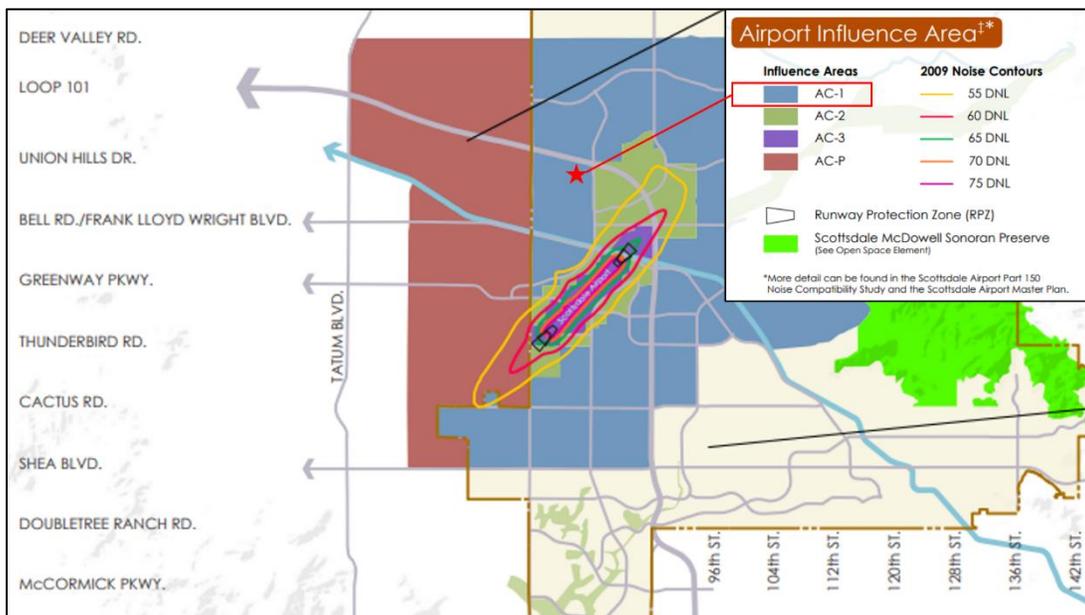
Policy LU 6.2- Support well-planned, clustered employment center of related or similar uses such as Healthcare and Research and Development land uses.

RESPONSE: The proposed Banner Scottsdale Medical Center, along with the Nationwide/Cavasson office development to the north across SR 101 and the planned Axon headquarters and manufacturing facility to the east across Hayden Road across provide support for this area as a well-planned employment center for healthcare, insurance, and public safety companies.

Goal LU 7: *Protect the viability of the Scottsdale Airport by encouraging compatible land uses and development types in the surrounding area.*

Policy LU 7.1- Maintain and follow the Airport Part 150 Noise Compatibility Program. Noise contours and other related information must be disclosed to all potential residents and businesses according to the Airport Influence Area and Noise Contour maps.

RESPONSE: As shown below, the Property lies outside the 55 DNL Noise Contour area for the Scottsdale Airport yet remains within Airport Influence Area AC-1. Hospitals are permitted within the AC-1 Influence Area with certain limitations. Banner has already begun work with the City and the Scottsdale Airport to ensure compliance with all requirements, including a height analysis, noise mitigation measures, required disclosures and avigation easements, if required.



Collaboration and Engagement Chapter

Community Involvement Element

Goal CI 1: *Seek early and ongoing community involvement through broad public input in project and policy-making decisions.*

Policy CI 1.1- Maximize opportunities for early notification of proposed projects using a variety of methods.

Policy CI 1.2- Use public involvement plans to identify and engage interested parties and provide opportunities for information exchange.

Policy CI 1.3- Require project sponsors to conduct community involvement programs, and encourage them to show responsiveness to community comments, and demonstrate how comments are ultimately addressed.

RESPONSE to Policies 1.1 through 1.3: As previously noted, the applicant has provided a Citizen Review Plan to City Planning Staff. As detailed in the plan, Banner held a neighborhood meeting as required by the City's Zoning Ordinance. The notification list included all property owners within 750-feet of the development site, as well as those individuals on the Citywide "Interested Parties" list. Additionally, a sign was posted on the Property providing notice of the neighborhood meeting. A summary of the neighborhood meeting, all of the notification materials used to coordinate the meeting and a summary of any additional outreach to interested stakeholders will be provided to the City in the form of a Citizen Review Report prior to the first public hearing for these applications.

As the zoning application moves forward, Banner will fully comply with the revised city policy and expectations regarding public outreach for General Plan, Rezoning, and Zoning Ordinance Text Amendment cases that become effective July 1, 2023. Banner will proactively engage with the community as the application moves forward and will create a project specific website to easily disseminate information to residents, stakeholders and interested parties.

Community Well-Being Chapter

Healthy Community Element

Goal HC 1: *Promote access to health and human services for citizens of Scottsdale.*

Policy HC 1.1- Support the development, preservation, and enhancement of critical healthcare facilities, particularly in underserved areas. Work with healthcare administrators to plan and develop facilities of the most suitable size, location, quality and type.

RESPONSE: The proposed Banner Scottsdale Medical Center campus will include a full-service acute care hospital, a cancer center, diagnostics and treatment facilities, medical office uses and other ancillary uses. The facility is intended to serve as a broad-based community healthcare resource to serve the existing and growing population in North Scottsdale and North Phoenix. Banner has carefully chosen the programming for this facility to provide an optimum level of service for the target demographic. In addition to providing health care choice for the growing population in the northeast region (which is projected to grow by 100,000 residents by 2030), the Banner Scottsdale Medical Center will provide services to more than 50,000 residents who already live in Scottsdale or nearby and rely on Banner Health for their insurance and health care needs. These residents are currently leaving the region to receive health care services. The Banner Scottsdale Medical Center fulfills Banner's mission making health care easier so life can be better.

Innovation & Prosperity Chapter

Economic Vitality Element

Goal EV 2: *Provide diverse economic activities, employment opportunities, and educational pursuits to enhance the socioeconomic prosperity of all community members.*

Policy EV 2.1: Target specific economic sectors for expansion or relocation in Scottsdale that will enhance the quality of life of the community, provide the greatest positive impact, and deliver the fewest negative impacts.

RESPONSE: The Banner Scottsdale Medical Center is intended to serve as a broad-based community healthcare resource to serve the existing and growing population in North Scottsdale and North Phoenix and will directly and positively impact quality of life for the community. Health care choice benefits all Scottsdale residents. The Banner Scottsdale Medical Center fulfills Banner's mission making health care easier so life can be better.

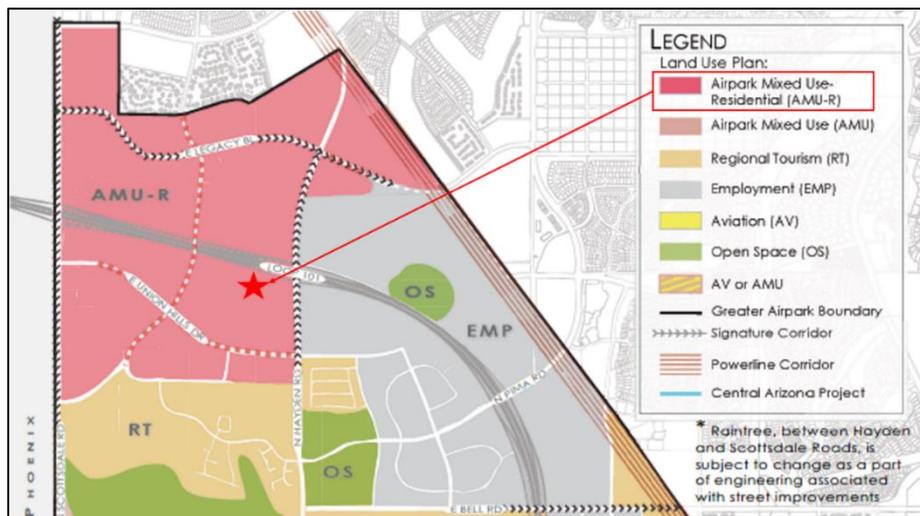
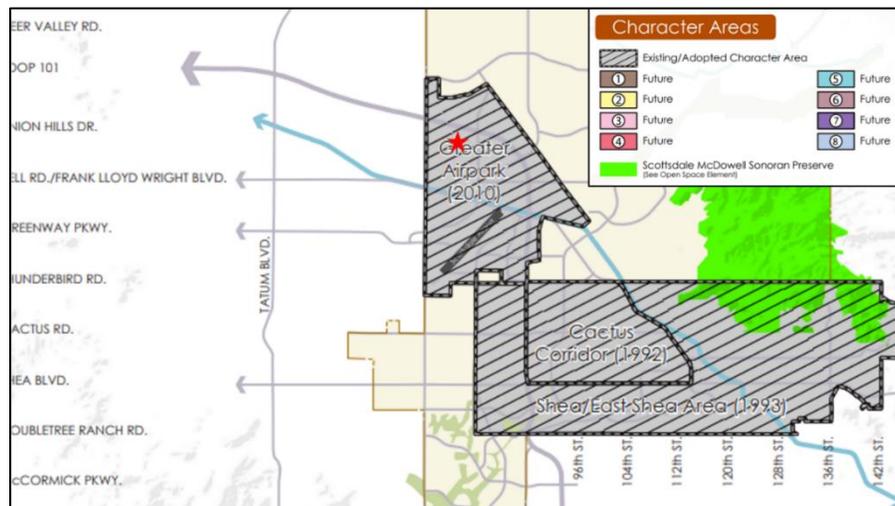
Policy EV 2.4- Attract and retain a mix of businesses and industries that can provide jobs for residents of all skill and education levels.

RESPONSE: The Banner Scottsdale Medical Center will be an employment center for individuals of all skill and education levels—from administrative and operational employees to nurses, doctors and other practitioners, the hospital and ancillary uses will provide job opportunities for residents of Scottsdale and beyond.

5. Compliance with Greater Airpark Character Area Plan

Greater Airpark Character Area Plan

The Property is located within the Greater Airpark Character Area Plan and is designated for Airpark Mixed-Use Residential (AMU-R). Section 8 below provides detailed discussion as to how the Banner Scottsdale Medical Center advances the goals and polices of the Greater Airpark Character Area Plan.



The Property is located within the Greater Airpark Character Area Plan ("GACAP"). The GACAP is a growth area within Scottsdale, and it is encouraged that development in this area will support a planned concentration of uses in order to discourage sprawl. The development site is designated as Airpark Mixed-Use Residential ("AMU-R") on the

GACAP Land Use Map. Similar to the Employment Core designation in the General Plan, the AMU-R designation in the GACAP includes medium- to higher-scale development and uses, such as office, commercial warehousing and light industrial land uses that provide opportunities for local as well as regional jobs. These areas within the GACAP should have access to multi-modal transportation systems. The proposed Banner Scottsdale Medical Center is ideally situated at SR 101 & Hayden Road and will bring a range of jobs to the area. The jobs at the health campus will include administrative, nursing, physician and support staff positions.

The proposed Banner Scottsdale Medical Center advances the following goals and policies of the plan elements:

Land Use Element

Goal LU 1: *Maintain and expand the Greater Airpark's role as a national and international economic destination through appropriate land uses, development and revitalization.*

Policy LU 1.1- Maintain and expand the diversity of land uses in the Greater Airpark.

RESPONSE: The addition of a medical campus at will contribute to the diversity of land uses in the area by providing an acute-care hospital that will serve the residential areas to the north and the future residential uses to the west.

Policy LU 1.2- Support a mix of uses within the Greater Airpark that promote a sense of community and economic efficiency, such as clustering similar/supportive uses and incorporating residential intended for the area's workforce where appropriate.

RESPONSE: The proposed Banner Scottsdale Medical Center near the Cavasson/Nationwide employment campus and near the planned Axon campus that is under development. The Project advances the goal of clustering similar employment uses and will contribute to a vibrant gateway at the SR 101 & Hayden Road interchange.

Policy LU 1.3- Promote development intensities supportive of existing and future market needs.

RESPONSE: The proposed Banner Scottsdale Medical Center is planned at an intensity that will serve the immediate healthcare needs for the area, with planned expansions to support the needs of future residents as well. As noted, The facility is intended to serve as a broad-based community healthcare resource to serve the existing and growing population in North Scottsdale and North Phoenix. Banner has carefully chosen the programming for this facility to provide an optimum level of service for the target demographic. In addition to providing health care choice for the growing population in the northeast region (which is projected to grow by 100,000 residents by 2030), the Banner Scottsdale Medical Center will provide services to more than 50,000 residents who already live in Scottsdale or nearby and rely on Banner Health for their insurance and health care needs. These residents are currently leaving the region to receive health care services. The Banner Scottsdale Medical Center fulfills Banner's mission making health care easier so life can be better.

Policy LU 1.4- Encourage the redevelopment of underutilized land to more productive uses.

RESPONSE: As previously noted, the Property is undeveloped, but has been planned for high quality employment uses for many years. The Banner Scottsdale Medical Center will make productive use of the Property by providing hundreds of employment opportunities within this important employment area of the City.

Policy LU 1.8- Prevent erosion of Greater Airpark Employment land uses through land use regulations, such as limiting retail and restaurants in areas designated for employment.

RESPONSE: As a state-of-the-art healthcare campus, the proposed Project will be comprised of high-quality employment land uses and opportunities.

Goal LU 3: *Sensitively transition land use, scale, and intensity at the Greater Airpark boundary in areas adjacent to lower-scale residential neighborhoods.*

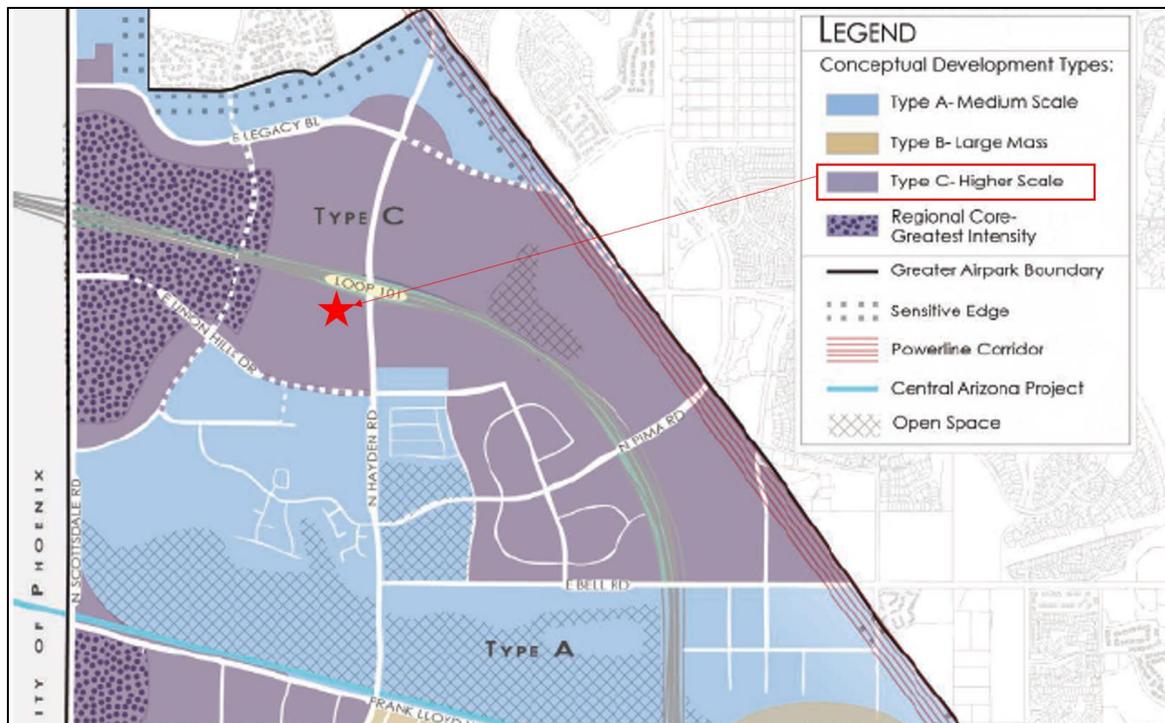
Policy LU 3.1- The scale of existing residential development should be acknowledged and respected through a sensitive edge buffer, which may include transitional development standards, landscape buffers, and sensitive architectural design solutions.

RESPONSE: The GACAP contemplates medium- to higher-scale development on the Property, along with other properties along SR 101. Banner has strategically designed the site plan and building height and orientation adjacent to the SR 101 in order for the scale to complement the area's character, including the Cavasson/Nationwide office campus and Axon campus. The placement of the taller buildings along the SR 101 frontage places the greatest distance possible between the proposed development and the nearest residential development.

Goal LU 4: *Utilize development types to guide the physical and built form of the Greater Airpark.*

Policy LU 4.3- Encourage higher-scale Type C development in areas with access to major transportation corridors and where lower-scale residential areas will be buffered from higher-scale development.

RESPONSE: As shown below, the Banner Scottsdale Medical Center is located in a part of the Airpark that calls for Type—C Higher Scale development. This development type is encouraged in areas with access to multiple modes of transportation and where scale will complement the area's character. The location of the proposed medical campus at the intersection of SR 101 and a major arterial, and away from residential development, perfectly implements this policy.



Goal LU 6: Promote the Greater Airpark as a mixed-use economic and aviation-based employment center that is complementary to Downtown Scottsdale, the city's premier cultural, civic and residential mixed-use core.

Policy LU 6.1- Prioritize employment uses over residential uses in the Greater Airpark.

RESPONSE: Rezoning the Property to Special Campus for the proposed Banner Scottsdale Medical Center will implement the stated policy of the Scottsdale Airpark Character Area Plan that emphasizes employment uses over residential uses. Banner anticipates that this proposed development will bring over 1,000 healthcare related jobs to over the next 5 years. These include physicians, nurses, clinical, and other professionals.

Economic Vitality Element

Goal EV 1: *Sustain the long-term economic prosperity of the Greater Airpark.*

Policy EV 1.5- Develop existing and attract new high-value businesses to the Greater Airpark.

RESPONSE: The addition of a healthcare campus to the Greater Airpark Area will introduce a new-high value employer and community asset to the Greater Airpark Area, including diverse, high-quality jobs that will attract employees that may support surrounding residential and commercial areas.

Policy EV 1.7- Attract new businesses to the Greater Airpark and encourage retention programs to keep them in the community over time.

RESPONSE: A healthcare campus is a sustainable, high value, community-oriented business that will remain and grow with the community over time. Banner is proud of their track record in Arizona and has twelve hospitals in the greater Phoenix area. With over 50,000 employees, Banner is the largest private employer in Arizona. Moreover, Banner will be making a significant capital investment at this location of nearly \$450 million over the next five years. This includes \$300 million in the initial hospital investment and \$150 million in physician and ambulatory investments. At buildout, the full healthcare campus will represent a direct investment of over \$750 million dollars in the City.

Policy EV 1.8- Attract a diversified business base to help insulate the city during economic downturns.

RESPONSE: Individual medical needs don't change during economic downturns. People require medical care and surgical services in times of prosperity and also when there is a downturn in economic activity. A healthcare campus will provide consistent availability of medical care to Scottsdale residents no matter what the economic condition of the City may be. As noted, the Banner Scottsdale Medical Center will provide services to more than 50,000 residents who already live in Scottsdale or nearby and rely on Banner Health for their insurance and health care

needs. These residents are currently leaving the region to receive health care services.

Goal EV 2: Maintain and strengthen established economic engines in the Greater Airpark.

Policy EV 2.4- Support the growth and development of the Greater Airpark's office industries and corporate headquarters.

RESPONSE: With the development of the Banner Scottsdale Medical Center, the Greater Airpark Area will become home to Banner's only full-service healthcare campus in the City. The hospital and related office uses will create a synergy within the airpark that may bring other medical related uses to the airpark area.

Goal EV 4: Support the continued development of new economic opportunities that capitalize on market trends and the Greater Airpark's competitive strength.

Policy EV 4.5- Recognizing that there are limited, large scale, economic producing opportunities remaining in Scottsdale, work with the State Land Department to attract revenue generating projects to the Greater Airpark land holdings so as to benefit both the State and local community.

RESPONSE: Banner has worked closely with the City for the development of the hospital, while leaving a sizable amount of Property, including valuable frontage along Hayden Road and west of the Miller Road alignment, which can be utilized for other employment uses that will create a synergy of uses at this important location in the City.

Environmental Planning Element

GOAL EP 1 - Reduce energy consumption through environmentally sensitive land use practices and design policies.

Policy EP1.3 - Promote landscape design and irrigation methods that contribute to water and energy conservation.

RESPONSE: Low water native plant species will be selected for a natural desert landscape palette as well as a significant amount of species salvage from the site pre-construction.

Policy EP1.4 - Promote solar and alternative energy development standards in building and site design.

RESPONSE: Electric vehicle charging stations will be provided, and infrastructure for solar-ready parking canopies will be planned for the hospital and in the future parking structure. Additionally, energy efficiency will be promoted with mechanical system selections.

Policy EP 1.7 – Encourage design concepts that maximize building efficiency such as building orientation, air circulation, and shading.

RESPONSE: The buildings are oriented to maximize views from the patient tower to the surrounding Sonoran Desert views, as well as to optimize energy efficiency with its east/west axis orientation. Natural and built shading is provided throughout the site to support the use of the pedestrian network of trails and sidewalk.

GOAL EP 3 - *Reduce the Urban Heat Island effect in the Greater Airpark*

Policy EP3.2 – Increase the use of effective natural and man-made shading for parking lots, streets, and pedestrian areas.

RESPONSE: The majority of the parking fields run along the East/West axis with ample shading being provided by buildings and on collector paths from the southern exposure. Additionally, the planned parking structure will provide additional parking spaces without requiring additional fields of pavement.

Policy EP3.3 – Incorporate opportunities for “cool” technologies that will help reduce the heat island effects, such as alternative pavement material, high solar reflectance building surface treatments, passive cooling elements, open spaces, and “green” roofs.

RESPONSE: The roofing will have a high solar reflectance, and the project maximizes the amount of open space to support wellness and use of the pedestrian pathways.

Policy EP3.4 – Increase tree planting as a ground-level ozone reduction measure.

RESPONSE: Tree size and quantities will adhere to the municipal code requirements throughout the site and will be aided by landscape salvage efforts for mature species integration into the campus. The densities of vegetation will increase next to areas of heavy pedestrian use and major building elements.

GOAL EP 4 - *Foster a sustainable balance between environmental stewardship and the development and redevelopment of the Greater Airpark*

Policy EP4.2 – Encourage all developments to respect and respond to the Sonoran Desert climate.

RESPONSE: The building is oriented to respect the Sonoran climate and pedestrian pathways are planned to have natural shading to protect pedestrian thermal comfort. The site organization allows for the direction of wind flow from the south to naturally cool outdoor gathering spaces.

Policy EP4.8 – Building design should respect and enhance the Sonoran Desert context of the Greater Airpark using building orientation, landscape buffers, color, textures, materials, and lighting.

RESPONSE: The Banner design standards were developed to be rooted in the themes of the Sonoran Desert context. The material configuration and type mimic natural landforms and textures and promote visual connectivity to the desert surroundings. The landscape design supports pedestrian movement and is aligned with the historic natural water flows through the site.

GOAL EP 5 - *Improve water conservation efforts and encourage the reuse of graywater.*

Policy EP5.1 – Review future development impacts on water use and encourage development design that fosters water conservation.

RESPONSE: Water is a critical component to the promotion of patient wellness within the healthcare facilities. Banner is committed to solutions that reduce water use without compromising patient care. Such solutions may include landscape design and its emphasis on low water-use plant species, water-smart medical equipment, and low-flow plumbing fixtures.

Policy EP5.3 – Promote rainwater harvesting techniques in site planning, landscape design, and landscape improvements for all development types.

RESPONSE: Open space and pedestrian pathways are planned to either have natural bioswales to promote water movement or depressions to increase water infiltration. Basins are designed to be integrated into the natural landscape design character.

Policy EP5.4 – Encourage landscape improvements that limit the amount of turf area and make optimal use of indigenous and adapted desert plants.

RESPONSE: The landscape palette is planned to largely consist of indigenous and adapted desert plant species.

GOAL EP 6 - *Effectively manage and protect local and regional stormwater drainage ways.*

Policy EP6.1 – Establish flood control design criteria that recognizes, considers, and respects: sensitive aesthetic treatment; multiple uses that harmonize the character; and impact on wildlife habitats.

RESPONSE: The Project's basins will be designed to convey a natural aesthetic and, like the existing washes, will promote natural habitat and native plant population. Amenities like walking trails will be integrated around the water conveyance systems.

Policy EP6.2 – Continue to monitor stormwater runoff to identify and reduce stormwater pollution.

RESPONSE: Stormwater will be treated before it leaves the site for enhanced water quality. A stormwater pollution prevention plan will be implemented to protect stormwater from pollutants prior to, during and post construction. Finally, the first flush will be retained onsite, which typically contains the highest amount of sediment and oils.

Policy EP6.5 – Integrate alternative stormwater detention practices, such as rainwater harvesting and water infiltration methods.

RESPONSE: Areas of open space will provide shallow areas and depressions to promote good infiltration and will create bioswales along public pathways to promote wildlife habitat and natural landscape zones.

Character and Design Element

Policy CD 1.3- Encourage a variety of building shapes and heights that are appropriate in each Future Land Use Area in order to promote visual interest in the Greater Airpark Area and to promote the overall character of the specific Future Land Use Area within which they are located.

RESPONSE: Banner is proposing a building height for its main building that will be compatible with the surrounding buildings in the area and that will extend the visual interest created by the Cavasson and Axon developments in the surrounding area.

Public Services and Facilities Element

Goal PSF 3: *Maintain and enhance public services including public safety, human services, and customer services in the Greater Airpark.*

Policy PSF 3.1- Encourage the development of additional public safety facilities, including law enforcement, emergency, and medical services, in conjunction with area growth in order to provide and maintain adequate response time.

RESPONSE: The addition of a Banner Scottsdale Medical Center in the Greater Airpark Area will provide health care choices and support growing demand for additional medical facilities in this high growth area. Banner will be able to serve North Scottsdale and North Phoenix residents and provide opportunities to reduce the travel time of first responders from an emergent situation to a point of treatment and care.

6. Scottsdale Sensitive Design Program

The Scottsdale Sensitive Design Program is a comprehensive compilation of policies and guidelines related to the City's built environment. The basic framework for these policies and guidelines is the *Sensitive Design Principles*. These principles are derived from existing city policies and from concepts developed by citizen groups, such as Great Sonoran, and articulate Scottsdale's design vision and outline design expectations and values. Shown below are each of the principles and the way in which the Banner Health Campus will implement it.

1. The design character of any area should be enhanced and strengthened by new development.

RESPONSE: The design of the Project is consistent with the surrounding development along the freeway corridor and will add value through the use placement in proximity to other uses. The natural desert context will be supported through the landscape design and open space planning.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

RESPONSE: The buildings are oriented to maximize views for the patient towers to the surrounding Sonoran Desert views, as well as to optimize energy efficiency with its east and west axis orientation. Natural and built shading is provided throughout the site to support the use of the pedestrian network of trails and sidewalk.

3. Development should be sensitive to existing topography and landscaping.

RESPONSE: The buildings follow the natural descent of the site to allow for the pedestrian network of trails to engage the natural topography. A natural desert palette will be developed for the landscaping and will be aided by an appropriate salvage of existing species on site.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

RESPONSE: The open space network seeks to restore and redevelop the natural desert conditions on the site. Generally, the existing water conveyance through the site is maintained through the planning with the existing topography. Basins and bio-swales will be paired with walking trails and a pedestrian network of paths to allow for connectivity with the natural systems.

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

RESPONSE: This project seeks to promote a healing environment through its programmatic mission, as well as with its site design and building architecture. Community pathways are preserved, and connections are enhanced with this development.

6. Developments should integrate alternative modes of transportation, including bicycle and bus access, within the pedestrian network that encourages social contact and interaction within the community.

RESPONSE: EV charging stations will be provided at full build-out, along with bicycle parking throughout the campus.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

RESPONSE: Most of the pedestrian routes to entrances on the campus run in an east/west direction and are shaded from the southern exposure by proposed landscaping. A continuous walking trail is provided around the perimeter of the site to allow for visitors to connect with the natural desert and enjoy the views outward from the site.

8. Buildings should be designed with a logical hierarchy of masses.

RESPONSE: Each of the building entries use are marked by a material designation and varied height to identify the entry to the facility. In a healing environment, intuitive wayfinding is critical, and the Banner Health design standards promote this strategy. As an example, the open space and road alignment visually leads even the most anxious visitor to the campus, an Emergency Department patient, directly to the Emergency entry without having to search for signage.

9. The design of the built environment should respond to the desert environment.

RESPONSE: The massing of the buildings on the site are aligned with the solar orientation as well as in response to the naturally ventilating winds that will flow through the campus. Additionally, planned open spaces are located adjacent to the structures. Views to the surrounding desert context are promoted from this site by the strategic placement of the buildings.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

RESPONSE: Banner is committed to energy efficient strategies and the use of health building practices. Prefabrication is utilized during construction to limit the amount of waste onsite, and healthy products are utilized on the interior to promote a healing environment.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

RESPONSE: The landscape palette will build off the salvaged inventory of indigenous landscape materials on the site to create a new experience that will celebrate the existing desert context.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

RESPONSE: As previously noted, water is a critical component to the promotion of patient wellness within the healthcare facilities. Banner Health is committed to solutions that reduce water use without compromising patient care. One such solution is through the landscape design and its emphasis on low water-use plant species. Additionally, open space and pedestrian pathways are planned to either have natural bioswales to promote water movement or depressions to increase water infiltration. Basins are designed to be integrated into the natural landscape design character. And finally, large turf areas are not planned for this development. Instead, the landscape palette will consist of indigenous and adapted desert plant species.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

RESPONSE: Exterior lighting will be selected to promote safe nighttime access to the healthcare facilities and support wayfinding to and within the campus, while being cognizant of the dark sky principles in this part of Scottsdale.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

RESPONSE: Banner's sign program will use materials from the building composition that are rooted in themes from the Sonoran Desert. The placement, size, and illumination support appropriate, timely and safe wayfinding practices for both vehicles and pedestrian access.

7. Development Project Overview

The Banner Scottsdale Medical Center campus is planned to include a multi-story, full-service, acute care hospital planned to accommodate up to 300 patient beds, a partnership with MD Anderson for the cancer center, diagnostics and treatment facilities, ancillary medical uses, medical office buildings, structured parking, and helipads. Additionally, Banner may develop up to 70-units of workforce housing for medical facility employees. These workforce housing units are shown on the alternate overall site plan to be located on the south side of the parking structure. The parking structure and possible workforce housing units would be built following the initial phase of the Project. The objective of these housing units is to provide a wage appropriate housing option for employees of the Banner Scottsdale Medical Center campus. The Project is intended to expand the Banner Health network and serve as a new community healthcare resource for the existing and growing population in North Scottsdale and North Phoenix. The campus will be designed with primary access off Hayden Road to the east, and secondary access points off Mayo Boulevard and Miller Road. Parking for the ultimate buildout of the Property will be accommodated via a combination of surface and structured parking located conveniently to the functions that they serve. The Project will include outdoor patios and gardens as well as a walking trail throughout the campus. The Banner Scottsdale Medical Center has been master-planned to be developed in four phases.

Phasing

The Banner Scottsdale Medical Center is designed to be built, over time, in four phases. Phase 1 will accommodate approximately 348,500 square feet for the hospital facility, which will include a 4-story patient tower with approximately 106-beds and an adjoining 2-story diagnostic & treatment building that will house emergency, surgery, laboratory, pharmacy, and associated support services. Phase 1 will be supported by an on-grade, screened loading dock and central utility plant, as well as a ground-mounted helipad. Phase 1 will also include a 3 to 4-story approximately 112,500 SF medical office building.

Phase 2 is anticipated to include a 1 to 3-story 83,000 square-foot cancer treatment building, a 2-story expansion to the diagnostic & treatment building, and an expansion to the 2 to 4-story approximately 55,000 SF medical office building.

Phases 3 and 4 are planned to accommodate additional staff and patient volumes with the final expansion of the hospital, new patient towers at the east and west ends of the

main Phase 1 hospital tower, an expansion of the diagnostic & treatment building, and construction of the parking structure. A secondary roof-mounted helipad is planned for the Phase 3 patient tower. At build out, the hospital is planned for approximately 300 licensed patient beds.

Site Organization

The Banner Scottsdale Medical Center is designed to establish a strong community presence for the hospital and to maintain flexibility for future development on the Property. Beyond the main entry off Hayden Road, staggered building heights provide a visual cue to promote intuitive wayfinding to the various treatment areas. Intuitive wayfinding is a critical design element that helps alleviate stress for patients and visitors to the campus.

The hospital's four and five-story patient towers are strategically placed on the north side of the Property to provide maximum visibility from SR 101, while also providing separation from surrounding uses. The main hospital building, which will be constructed with Phase 1, will contain a 4-story patient tower, a 2-story diagnostic & treatment building, emergency department, and central utility plant. These buildings are designed to accommodate an expansion on the east side with the addition of an administration building, neo-natal intensive care unit, and additional patient beds, and on the west side with an additional patient tower with a roof-mounted helipad.

A 3-story cancer center will be developed in Phase 2 and will likely be located directly south of the main hospital building. The two buildings may be connected by an elevated walkway on the second story of each building. Parking for the cancer center is anticipated for the parking fields to the east, south, and west. The area surrounding the cancer center has been planned to provide flexibility for the development, expansion, and ultimate layout of the building. Retention and open space areas are located to the south of the cancer center along Mayo Boulevard.

A medical office building ("MOB"), which may ultimately include a surgery center and outpatient imaging center, is located in the northwest corner of the Property. Primary access to the MOB is from Mayo Boulevard, with secondary access eventually from Miller Road. Retention and open space areas are located to the south of the MOB along Mayo Boulevard and to the west along Miller Road. The MOB may be expanded upon in future phases of development.

The loading dock and central utility plant are connected to the diagnostic & treatment portion of the hospital (constructed as part of Phase 1). The location for this main service area was purposely chosen to be obscured from view from adjoining city streets and building entries and is easily accessed from a service drive extending from Mayo Boulevard.

Wellness and Connectivity

One of the main priorities in designing the Project for wellness and connectivity is ensuring intuitive wayfinding and safe, efficient pedestrian paths. An additional priority is to lift the human spirit and support wellness through both the internal site design, and the orientation to the greater community. To achieve these goals, two “green” spines have been established on the campus, one in a north/south direction, and the other in an east/west direction, to provide connectivity between the buildings and the parking infrastructure, open spaces, and perimeter sidewalks. Both spines connect into an overall wellness path that encircles the 48-acre property for a total length of over 1 mile. The walking path may be used for visitors and staff alike and will provide an excellent way of relieving stress. Appropriately spaced nodes may be established along these paths to pace the journey, as well as to provide ample respite space outside of the hospital. Local landmarks may be celebrated along this path with signage.

Parking

Parking accommodations on the campus were developed to meet the City’s parking ordinance requirements and to conform to Banner’s system-wide parking standards and operational needs. Banner has developed parking standards that blend 6 different methodology scenarios based on the following criteria: 1) licensed patient bed totals, 2) staff totals (broken down per shift), 3) facility square footage based on use, and 4) anticipated patient visits. The resulting Banner network-wide parking standard that has been established per building use are as follows:

- Hospital Tower: 4 parking spaces per licensed bed,
- Medical Office Building: 4.5 parking spaces per 1,000 square feet
- Cancer Center: 4.5 parking spaces per 1,000 square feet

The parking totals generated by the Banner Health requirements exceed the requirements of the City by approximately 800 parking spaces. The additional parking is being provided

based on Banner's defined operational needs and extensive experience operating similar facilities in the greater Phoenix-metro area and throughout Arizona. Banner seeks to provide 4 stalls per licensed bed while the City only requires 1.5 stalls per bed. As the Project develops, Banner will continue to evaluate its parking demand against master plan values to provide the appropriate amount of parking for the provided use.

The Project has been designed to maximize opportunities for placing parking fields close to building entries for a better sense of arrival for staff, visitors, and patients. Landscaped paths will be incorporated to allow for safe movement into the facility. ADA parking is included directly adjacent to the patient drop-off for the main and emergency department entries and will be provided proportionately in covered parking areas. Covered parking for employees is provided north of the facility, while patient and visitor parking is located directly east of the main hospital buildings. A dedicated parking lot for emergency visitors is provided. In Phase 1, staff parking will also be west of the hospital with a secondary staff entry provided. In future phases of the hospital, some or all of the staff parking will be relocated to the future parking structure. Infrastructure is being planned for electric vehicle charging stations and solar ready parking canopies north of the hospital, as well as in the future phased parking structure on the north side of the campus.

Loading Dock and Central Plant

The loading dock and central plant area are centrally located on the Property. The loading dock layout includes three loading spaces, two compactors, a raised delivery truck area and a ramp down to the bottom of the dock. The central operating plant and MEP yard will be physically sized in Phase 1 for the ultimate build out of the Project and will be equipped when each subsequent phase comes online. The loading dock and central operating plant will support all phases of the hospital as well as the cancer center. The medical office building will be self-supported within the northwest portion of the Property and will be designed to function as a stand-alone development parcel.

8. Architectural Character

Architectural Design and Theme

The Banner Scottsdale Medical Center is planned to be timeless in design, of unmatched quality and will mirror the quality of care and commitment to the community that Banner Health strives to provide in all its facilities. The Banner Scottsdale Medical Center will be designed using Banner Health template designs that are adapted to the specific site and that have been developed to maximize functional and operational efficiencies, while providing state-of-the-art treatment spaces focused on exceptional patient care for the growing North Scottsdale and North Phoenix communities.

The Banner Scottsdale Medical Center will be designed using quality materials and massing strategies that are sensitive to the local surroundings in terms of scale and massing along the freeway corridor. This proposed development builds off the design themes established at Banner's other medical center projects, specifically Banner Ironwood in Queen Creek, Banner Gateway in Gilbert, and Banner Ocotillo in Chandler. The architecture and building massing are integrated with property and building programming strategies that aim to relieve stress for patients, enhance wayfinding for staff and visitors, communicate a premium care delivery environment, and integrate seamlessly into the natural desert environment.

COMMUNITY HOSPITAL



A focus on health and wellness will elevate the experience of those visiting the site. To emphasize placemaking and connectivity with the community, the natural desert site will be celebrated with nature trails and open spaces, as well as through the architecture by framing the direct views to the McDowell Mountain preserve north and east of the site, and long -range views south to the greater valley.

Building Materials

A blend of quality building materials will include masonry block, metals, and synthetic finishes combined with a composition of windows and shading elements. This combination will help break down the perceived size of the building and create an appropriate scale along SR 101.

Masonry elements will be concentrated at the main entry points of the building and along the freeway frontage; the two most visible sides of the building. The masonry work will consist of four different colors and multiple masonry textures that are inter-woven in a pattern reminiscent of the natural Arizona landscape. This signature pattern will also be used in site walls and to screen the building support areas on the east elevation. The placement of the masonry serves two primary functions; 1) to communicate design excellence that is representative of the care received and 2) to be a focal element that stands out from the rest of the building perimeter to call one's attention to a specific element.

Synthetic stucco (EIFS) of a similar color with horizontal and vertical score lines will be the predominant material on the east and north sides of the building. Punched window openings, areas of metal panel, canopies and other subtle accents will provide a rich textural composition intended to create visual interest and avoid creating monolithic elevations. EIFS is also used in areas that are planned for future expansion to limit the demolition of high-cost materials. Metal panel accents will be used throughout the exterior of the building to lighten the appearance and provide a visual break from the predominant masonry or stucco exterior materials. These panels will be used in a way that breaks the building's cornice line with the intent of reducing the building's mass.

The color palette will be comprised of a range of natural earth tones, with the intention of staying away from large amounts of warm or dark colors. Light sand and tan colors will be complimented by the cooler glass and small areas of metal panels. This approach gives the building a lighter feel, relying on the rich texture of the various materials to promote a sense of elegance and quality commensurate with the consistent visual identity of Banner Health facilities.

Sustainability

Banner has a long-standing history of celebrating health and wellness with their facility design and providing solutions that limit environmental impact with a balance on fiscal responsibility and a hyper focus on positive outcomes for patient care. As long-term building owners and facility operators, each of the structures on the campus will include systems that promote high returns on investment and low maintenance or replacement costs. Specific strategies for each building type will be developed through the design of each phase that promote energy efficiency, water/waste reduction without compromising patient care, and a respect for the natural surroundings.

Banner is a proponent of sustainable strategies and will incorporate many LEED system goals as well as those promoted within the International Green Construction Code. Banner's strategy to ensure the Banner's commitment to health, wellness and well-being onsite, the design team is using the AIA's Framework for Design Excellence to solicit and evaluate effective solutions for the project and is committed to highlighting solutions in each of the ten categories developed by the American Institute of Architects (Integration, Equitable Communities, Ecosystems, Water, Economy, Energy, Well-being, Resources, Change, and Discovery). Banner will invest resources in the sustainable strategies that have the most impact and return on investment overall for the campus.

One of these sustainable strategies includes a landscape design that consists of native and regionally adapted species of trees, shrubs and cacti that are low water use by nature. No turf or lawn areas are proposed for the project landscape design. Additionally:

- All planting areas throughout project will be top-dressed with a 2" depth granite mulch to retain moisture at tree and shrub locations.
- All trees and plants will be fed by an automatic underground irrigation system that delivers water directly to each tree and shrub in timed intervals through drip emitters.
- Trees, shrubs and cacti will be valved separately to accurately control the amount and duration of watering to match individual species needs without over-watering.

- The irrigation system will utilize a master valve that will automatically shut down system in the event of a detected leak within the overall system and rain sensors to monitor local weather conditions and adjust water schedule accordingly.

The paving and hardscape areas on the site will direct stormwater runoff into landscape planting areas to collect and convey stormwater runoff to larger retention areas. These micro basins will deliver water to plants prior to entry into stormwater structures thereby reducing net irrigation demand and lowering stormwater volume entering the drainage system.

A second sustainable strategy pertains to the design and implementation of clever plumbing solutions that are consistent with City code requirements. These strategies include:

- Careful monitoring and adjustment of hot water usage;
- Cooling tower makeup water will be closely monitored and adjusted as appropriate to minimize evaporation and reduce discharge;
- The project will use high-efficiency plumbing fixtures to conserve water and incorporate minimum requirements needed to ensure a safe and healthy building while applying safeguards so that the environmental impact is minimized.

9. Development Program

List of Land Uses, Density, Floor Area Etc.

Permitted Uses within the Banner Scottsdale Medical Center are as follows:

Medical facilities.

Medical care facilities. Multiple function and integrated group practice clinics and similar service organizations that provide in and outpatient diagnostic services and extensive medical treatment such as, but not limited to, surgical, chemical, dental, mental health, optometry, therapeutic and/or other personal health care services and activities along with a full-service hospital or support hospital with any of the following support facilities: continuous nursing care; specialty care practice, including but not limited to trauma care; nursing, medical and/or commercial

schools and associated dormitories; medical appliance sales; medical laboratories; pharmacy and pharmaceutical sales, and other complementary uses.

Medical research facilities. Facilities for carrying on the research, investigation, testing or experimentation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective of creating end products in the bio-medical field of industry including pilot plant operation and/or prototype product development.

Ancillary uses.

Major campuses (SCMj). Those specialty retail, gift shop, restaurant, cafeteria, service, business and professional office, warehousing and wholesale, transportation, parking structures, light manufacturing, travel accommodation uses which are essential to and/or complementary of the primary uses. Also residential uses necessary for clients, employees, guests or students directly associated with the primary use, which may include dormitories, condominium, and multi-family residential. A maximum of 70 residential units are allowed. Those commercial uses set forth in Section 5.1403 that are ancillary to and supportive of the primary use and/or uses, or municipal uses.

Development Standards

Development Standards applicable to all development within the Banner Scottsdale Medical Center are as follows provided that Development Standards not outlined below are governed by the provisions of the City of Scottsdale Zoning Ordinance.

1) Floor area ratio. Maximum: 0.60.

2) Required open space.

- a) Total open space. Minimum: 0.24 multiplied by the net lot area.
- b) Total open space is distributed as follows:
 - i) Frontage open space minimum: 30 square feet per 1 lineal foot of public street.
 - ii) The remainder of the total open space, less the frontage open space, shall be common open space.

- iii) Parking areas and parking lot landscaping are not included in the required open space.
- iv) NAOS may be included in the required open space.

3) Building height maximum (excluding rooftop appurtenances).

- a) Maximum: Five stories or Eighty-five (85) feet

4) Yards.

- a) Side and rear yards.
 - i) Minimum fifty (50) feet, including any alley width, from a single-family residential district shown on Table 4.100.A., or the single-family residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the single-family residential districts shown on Table 4.100.A.
 - ii) Minimum twenty-five (25) feet, including any alley width, from any residential district other than a single-family residential district shown on Table 4.100.A., or portion of a Planned Community P-C with an underlying zoning district comparable to any residential district other than a single-family residential district shown on Table 4.100.A.

5) Screening.

- a) Walls.
 - i) On the property line or within the required yards: Maximum eight (8) feet in height.
 - ii) Within frontage open space: Maximum three (3) feet in height.
- b) All outdoor operations, mechanical equipment and appurtenances, storage and refuse areas shall be within an enclosed building or screened by a solid wall at least six (6) feet in height or as otherwise approved by the Development Review Board.

10. On-Site Circulation and Traffic

As previously noted, the main entry to the site will be off Hayden Road, with multiple entries along Mayo Boulevard and an additional entry off Miller Road. Signage will be provided at the main entry directing visitors to the main hospital building, cancer center, and medical office building. Ample surface parking will be provided, and as the Project develops, a centrally located parking structure will be provided to serve the parking needs of increased patient and staff populations.

To separate service traffic from visitor traffic, all building services and emergency traffic will be directed to the Mayo Boulevard entry. Ambulance traffic will also use this entry point as it will have a dedicated emergency access to the emergency department. The ground helipad is also located in this service zone and serves as a helicopter “parking spot.”

A Traffic Impact Analysis (TIA) has been provided that evaluates the traffic impact from the Project from the projected opening day in 2025, through 2040, when the Project is expected to reach full buildout. There are several recommendations proposed within the TIA, including:

- Provide dedicated right-in/right-out turn lanes.
- Enlarged driveways to provide separate left and right turn egress lanes to reduce vehicle queues within the parking lot;

The construction of the above mitigation strategies, in addition to right turn lanes at the planned share drive closest to Hayden Road, the primary hospital entrance and the western-most drive to the medical office building along Mayo Boulevard, and the service/ambulance entrance, are anticipated to be constructed in the initial phase of development. Banner will work closely with the City of Scottsdale traffic and engineering departments to ensure that the traffic anticipated in this area is dispersed in the safest and most efficient manner possible.

11. Water/Sewer

There is an existing 16-inch ductile-iron-pipe (DIP) water main that runs east-west through a portion of Mayo Boulevard, between Hayden Road and 78th Street, and an existing 16-inch DIP water main that runs east-west along SR 101. A portion of the 16-inch water main along SR 101 travels through the new footprint of the future medical office building and will be relocated. Also, a future water main is proposed by others to run east-west through Mayo Boulevard, from 78th Street to Miller Road, and extend north-south in Miller Road to the existing 16-inch water main along SR 101. On-site public water mains will be provided to loop through the Property and provide domestic and fire service to the proposed buildings. Fire hydrants will be spaced throughout the site to meet fire code requirements. All water mains will be sized for domestic and fire flow demands. Please refer to the water exhibit provided for additional notes and information.

An existing 12-inch polyvinyl chloride (PVC) public gravity sewer main is located east of the site which conveys wastewater flows south in Hayden Road. This gravity sewer conveys wastewater south along Hayden Road to the existing North Pumpback Station at the intersection of Frank Lloyd Wright Boulevard and Pima Road. From the lift station, wastewater is conveyed north through a 30-inch sewer force main to the existing City wastewater reclamation facility, northeast of the project site. The Banner Scottsdale Medical Center will be served by a new private 12-inch gravity sewer service on-site and will connect into a new public 12-inch gravity sewer main in Mayo Boulevard (being constructed by separate development). The new public 12-inch gravity sewer main will convey wastewater flows to the east in Mayo Boulevard and then travel south in Hayden Road to the existing North Pumpback Station. All new private sewer services on-site will be PVC SDR35. Please refer the sewer exhibit provided for additional notes and information.

12. Development Team

Property Owner / Applicant / Developer:

BANNER HEALTH

Troy Freeman
Vice-President, Real Estate Management
Mark Barkenbush
Vice-President, Facility Services
2901 North Central Avenue, Suite 160
Phoenix, Arizona 85012
818 / 422-9122
Troy.Freeman@bannerhealth.com
Mark.Barkenbush@bannerhealth.com

**Planning/Architecture/MEP/
Engineering/Landscape:**

SMITHGROUP

Mark Koechling
Project Manager
455 North 3rd Street, Suite 250
Phoenix, Arizona 85004
602 / 478-7759
mark.koechling@smithgroup.com

Civil Engineer:

DIBBLE ENGINEERING

Shannon Mauck
Senior Project Manager, Land Development
3020 East Camelback Road, Suite 201
Phoenix, Arizona 85016
623 / 935-2258
shannon.mauck@dibblecorp.com

Land Use Counsel:

GAMMAGE & BURNHAM PLC

Susan E. Demmitt
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004
602 / 256.4456
sdemmitt@gbllaw.com