



Project Narrative

Proposed Banner Health / Select Medical Rehabilitation Hospital Project

Banner and Select Medical History

The proposed Banner Rehabilitation Hospital, a joint venture between Banner Health and Select Medical, will provide physical rehabilitation in the Phoenix Metro area. Banner Health was formed in 1999 as a non-profit health care system and currently operates in 7 states. Their system consists of 28 acute care hospitals, 2 academic teaching hospitals, out-patient clinics, over 2,000 doctors, and out-patient cancer centers with MD Anderson. Select Medical was founded in 1996 and currently operates more than 100 long-term acute care hospitals, 19 inpatient rehabilitation hospitals, and nearly 1,500 outpatient service centers. Together these two innovative organizations have teamed to develop a for-profit, inpatient rehabilitation facility to deliver state-of-the-art patient physical rehabilitation therapies and services.

Project Overview

The proposed Banner-Select Rehabilitation Hospital, located at the southwest corner of Highway US 60 and 48th Street/Pierpont Drive, will be a 1-story 61,115 square foot building with 56 private room inpatient beds. The strategic location for this site is within the service areas of Banner Gateway Medical Center as well as within a demographic area needing multiple levels of physical rehabilitation care. The proposed project is an inpatient facility where patients receive medical care for physical rehabilitation. On average patients will receive rehabilitation at the facility for 14 consecutive days.

The site is currently vacant agricultural land owned by Banner Health. The site is bordered by US 60 to the north, Banner Gateway Medical Center to the east and undeveloped land to the south and west. The location is an area designated for Light Industrial Planned Area Development (Zone LI PAD) with Hospital as a permitted use with the existing zoning, but will be rezoned to remove the PAD component to be only Light Industrial, LI. The overall site (APN 140-68-005F) consists of 22.213 acres. This project proposes to develop 5.33 acres for the Banner Rehabilitation Hospital phase and the remainder 16.883 acres to be developed as a future phase of the Banner Gateway Medical Center. A concept of the layout has been provided for context.

The Banner Rehabilitation Hospital is designed to showcase an architectural design that compliments the surrounding developments. The site provides enhanced landscape areas around the building base and proposes the loading zone on the east of the site, with access from Pierpont Drive.

Special Use Permit request

Due to the proposed rehabilitation Hospital's unique qualities of long term stay and Select Medical's experience as operators of similar facilities locally and nationally, this project requests to reduce the required code parking spaces to 2 spaces per patient bed, which exceeds the Nationally recognized 2014 Facility Guidelines Institute's Guidelines for Design and Construction of Hospitals and Outpatient Facilities of 1 space per 4 patient beds and 1 per employee, versus the City of Mesa parking requirements based on 1 space per 400 sf of building. The 2 spaces per patient bed is based upon the following parking patterns for the hospital;

The Rehabilitation Hospital staffing will consists of 150 full-time equivalent employees that arrive and leave at various times during its 24-hour operation (weekend and weekday shifts vary). The peak parking demand based upon a conservative measure of one (1) employee per car occurs on weekday mornings when the day shift staff of eighty-three (83) have arrived, the twenty-seven (27) night staff leave with the twenty-five (25) administrative employees arriving after the night shift change, and the average five (5) visitors per hour per day arrive for a total of 113 spaces. Based on the parking operations at this and other facilities the on-site operational parking

requirements for the Select Medical physical rehabilitation facilities is two (2) spaces for every bed based on the actual Select Medical facilities operations.

A table comparing the City of Mesa Zoning Ordinance required parking and the proposed parking is provided below:

Parking	Parking Ratio	Parking Required
City of Mesa Zoning Ordinance	1 space per 400 sf	153 spaces
Proposed reduced parking	2 spaces per patient bed	112 spaces

The proposed rehabilitation hospital proposes 123 spaces for the development.

Banner Health and Select Medical look forward to working with the City of Mesa on this \$23.7M investment to their community. In an effort to obtain Certificate of Occupancy by late end of 2019, our team will seek expedited reviews and at-risk submittals where available.