



13 October 2022

Ryan Hudson, PE
City of Mesa
City Traffic Engineer
300 East Sixth Street
Mesa, Arizona 85211

**SUBJECT: BASELINE BUSINESS PARK
INVERNESS AVENUE/SUNVIEW
TRIP GENERATION COMPARISON STATEMENT**

Dear Mr. Hudson,

Please find enclosed a trip generation comparison statement (TGS) regarding the Baseline Business Park project, located on the northwest corner of Inverness Avenue/Sunview in Mesa, Arizona. The site vicinity is located as shown in **Figure 1**.

The project is not located within Arizona Department of Transportation (ADOT) right of way, does not take direct access to ADOT right of way, nor will it require permits from ADOT for any work in ADOT's right of way.

Access to the project will be provided from the fully developed arterial roadways of Higley Road and Baseline Road. The also fully developed collector streets of Sunview Avenue and Inverness Avenue will provide direct access to the site. Both the intersections of Sunview Avenue/Baseline Road and Inverness Avenue/Higley Road are signalized. Furthermore, Inverness Avenue has an additional westbound through lane to facilitate traffic exiting not only the project site, but also the general area it serves.

The majority of traffic traveling/from the site is expected to use the connection of Inverness Road at Higley Road located to the west site of the site. In order to limit the use of Sunview Avenue by vehicles traveling to/from the site, the existing cul de sac located on Sunview Avenue, north of Inverness Avenue will not be removed. Moreover, no direct access to/from the project site will be taken from the existing Sunview Avenue.

This project site was initially proposed as the Abrazo East Valley Hospital which included two hospitals with a total of 508 beds, 595,999 square feet of medical office buildings, and a 140-room hotel. The updated development plan for this site proposes approximately 657,654 square feet of light industrial park space as shown in **Figure 2**.

The purpose of this traffic impact statement is to estimate the traffic generation associated with the updated development plan and compare the new trip generation estimate to trip generation of the original development plan.

Trip Generation

Nationally agreed upon methodology contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation Handbook, 11th Edition*, 2021 defines various trip generation rates that can be expected at new developments. Trip generation for the original development plan was estimated based on the following land uses:

- 508 hospital rooms using Land Use Code 610 (LUC 610), Hospital.
- 595,999 square feet of medical office space using LUC 720, Medical-Dental Office Building Within/Near Hospital Campus
- 140 hotel rooms using LUC 310, Hotel.

The result is the expected weekday trip generation for the original development plan, as shown in **Table 1**. The complete trip generation calculations can be found attached to this statement.

Table 1 – Original Plan Trip Generation

Time Period	Hospital (LUC 610)	Medical Office (LUC 720)	Hotel (LUC 310)	Total
Average Daily, Inbound (vtpd)	4,673	9,495	547	14,715
Average Daily, Outbound (vtpd)	4,673	9,495	547	14,715
Total Daily	9,346	18,990	1,094	29,430
AM Peak Hour, Inbound (vtph)	655	1,294	35	1,984
AM Peak Hour, Outbound (vtph)	255	304	28	587
Total AM Peak	910	1,598	63	2,571
PM Peak Hour, Inbound (vtph)	283	423	39	745
PM Peak Hour, Outbound (vtph)	576	1,270	37	1,883
Total PM Peak	859	1,693	76	2,628

vtpd - vehicle trips per day, vtph - vehicle trips per hour

The original development plan has been updated to an approximate 657,654 square-foot light industrial park. Trip generation for the proposed 657,654 square feet of light industrial park space was calculated based on LUC 130, Industrial Park as shown in **Table 2**.

Table 2 – Updated Trip Generation

Time Period	Industrial Park (LUC 130)
Average Daily, Inbound (vtpd)	1,251
Average Daily, Outbound (vtpd)	1,251
Total Daily	2,502
AM Peak Hour, Inbound (vtph)	181
AM Peak Hour, Outbound (vtph)	43
Total AM Peak	224
PM Peak Hour, Inbound (vtph)	49
PM Peak Hour, Outbound (vtph)	175
Total PM Peak	224

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Table 3 shows the difference in trips between the original development plan (**Table 1**) and the updated development plan (**Table 2**).

Table 3 –Estimated Site Trip Generation Difference

Time Period	Original Plan	Updated Plan	Difference
Average Daily, Inbound (vtpd)	14,715	1,251	-13,464
Average Daily, Outbound (vtpd)	14,715	1,251	-13,464
Total Daily	29,430	2,502	-26,928
AM Peak Hour, Inbound (vtph)	1,984	181	-1,803
AM Peak Hour, Outbound (vtph)	587	43	-544
Total AM Peak	2,571	224	-2,347
PM Peak Hour, Inbound (vtph)	745	49	-696
PM Peak Hour, Outbound (vtph)	1,883	175	-1,708
Total PM Peak	2,628	224	-2,404

vtpd - vehicle trips per day, vtph - vehicle trips per hour

Red indicates a reduction

Conclusion

The updated development plan is expected to generate significantly less weekday daily, AM peak hour, and PM peak hour vehicle trips when compared to the original development plan. This decrease in trips would be expected to reduce the overall impacts of the site on the adjacent street system.

While a tenant has yet to be identified for the project site. The building and truck dock layout is typical for light industrial park uses and does not reflect a high trip generating site such as an Amazon Distribution Center.

If you have any questions regarding this TGS, please feel free to contact me at 602.266.7983.

Respectfully Submitted,



Andrew Smigielski, PE, PTOE, PTP
Southwest Traffic Engineering LLC
Senior Traffic Engineer

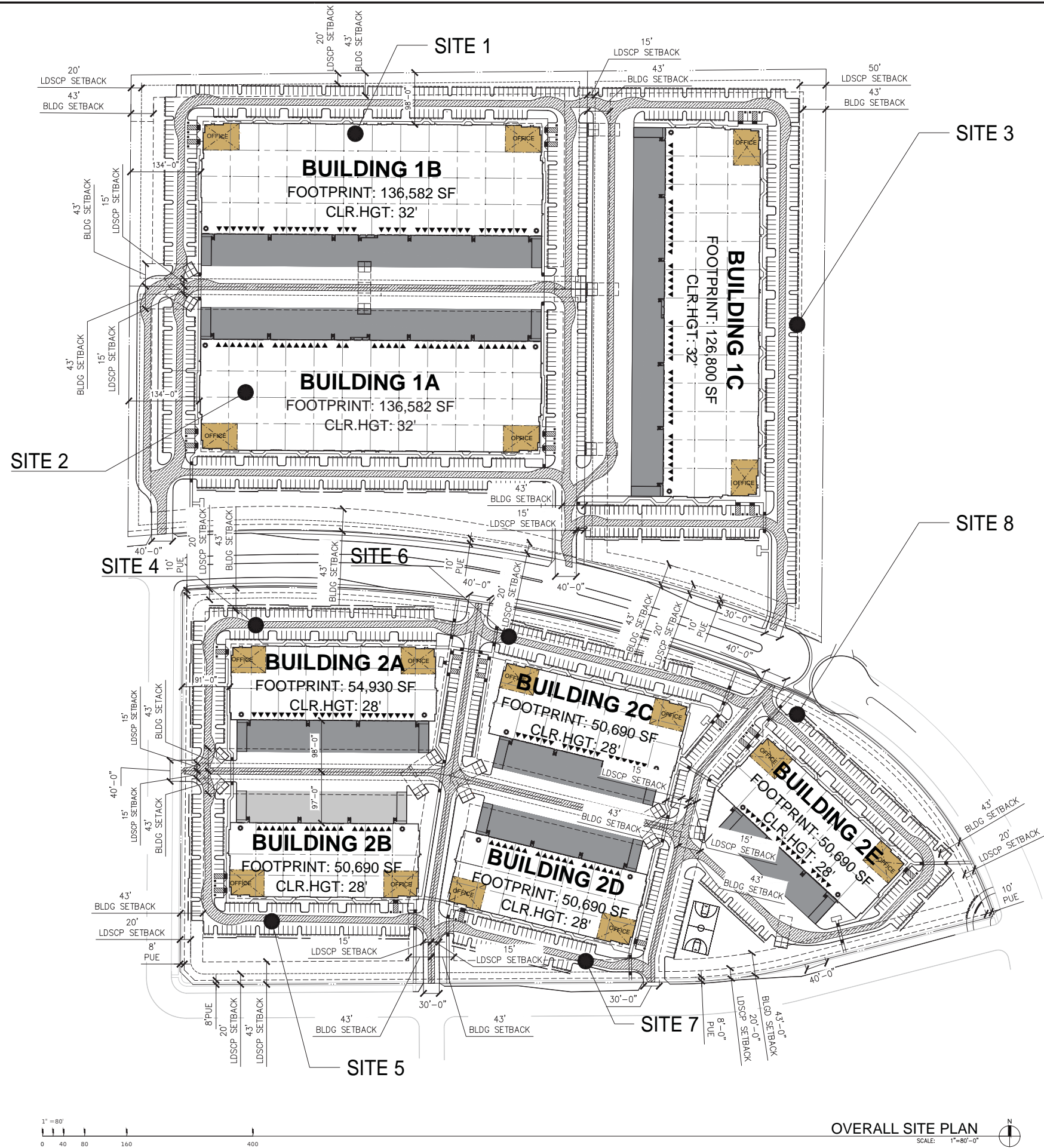
cc: Martin Lauber, Arizona ADOT (by email)
Courtney Schneider, Hines (by email)

Attachments: Figure 1 – Vicinity Map
Figure 2 –Site Plan
Trip Generation Calculations
Original Site Data



Figure 1 – Vicinity Map





PROJECT DATA:

SITE
PROJECT NAME: BASELINE LOGISTICS PARK
ADDRESS: E INVERNESS AVE & BETHANY HOME RD

PARCELS: 141-53-045F
141-53-045P
141-53-049D
141-53-726B

EXISTING ZONING: PEP
SITE AREA: 2,155,858 SF (49.49 ACRES)

OVERALL SITE COVERAGE: 32%

BUILDING 1A
SITE 1 AREA: 370,994 SF (8.52 AC)
BUILDING AREA: 136,582 SF
OFFICE (10%): 13,658 SF
WAREHOUSE: 122,923 SF
SITE 1 COVERAGE: 40%

DOCKS: 36 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 245 STALLS
OFFICE (1/375): 37 STALLS
WAREHOUSE (1/650): 189 STALLS

PARKING PROVIDED: 226 STALLS (.55/1000)

TRAILER: 0 STALLS

BUILDING 1B
SITE 2 AREA: 434,393 SF (9.97 AC)
BUILDING AREA: 136,582 SF
OFFICE (10%): 13,658 SF
WAREHOUSE: 122,293 SF
SITE 2 COVERAGE: 34%

DOCKS: 36 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 245 STALLS
OFFICE (1/375): 37 STALLS
WAREHOUSE (1/650): 189 STALLS

PARKING PROVIDED: 242 STALLS (.59/1000)

TRAILER: 0 STALLS

BUILDING 1C
SITE 3 AREA: 418,882 SF (9.62 AC)
BUILDING AREA: 126,800 SF
OFFICE (10%): 12,680 SF
WAREHOUSE: 114,120 SF
SITE 3 COVERAGE: 30%

DOCKS: 43 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 210 STALLS
OFFICE (1/375): 34 STALLS
WAREHOUSE (1/650): 176 STALLS

PARKING PROVIDED: 273 STALLS (.46/1000)

TRAILER: 0 STALLS

BICYCLE PARKING
WAREHOUSE: 1:10,000
OFFICE: 1:10,000 W/MIN 2
REQUIRED AND PROVIDED:

BUILDING 1A: 15 STALLS
BUILDING 1B: 15 STALLS
BUILDING 1C: 14 STALLS

REQUIRED AND PROVIDED:

BUILDING 2A: 7 STALLS
BUILDING 2B: 7 STALLS
BUILDING 2C: 7 STALLS
BUILDING 2D: 7 STALLS
BUILDING 2E: 7 STALLS

BUILDING 2A
SITE 4 AREA: 185,871 SF (4.27 AC)
BUILDING AREA: 54,930 SF
OFFICE (10%): 5,493 SF
WAREHOUSE: 49,437 SF
SITE 4 COVERAGE: 30%

DOCKS: 22 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 91 STALLS
OFFICE (1/375): 15 STALLS
WAREHOUSE (1/650): 76 STALLS

PARKING PROVIDED: 137 STALLS (.38/1000)

TRAILER: 0 STALLS

BUILDING 2B
SITE 5 AREA: 196,947 SF (4.52 AC)
BUILDING AREA: 50,690 SF
OFFICE (10%): 5,069 SF
WAREHOUSE: 45,621 SF
SITE 5 COVERAGE: 26%

DOCKS: 19 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 85 STALLS
OFFICE (1/375): 14 STALLS
WAREHOUSE (1/650): 71 STALLS

PARKING PROVIDED: 110 STALLS (.45/1000)

TRAILER: 0 STALLS

BUILDING 2C
SITE 6 AREA: 167,416 SF (3.84 AC)
BUILDING AREA: 50,690 SF
OFFICE (10%): 5,069 SF
WAREHOUSE: 45,621 SF
SITE 6 COVERAGE: 30%

DOCKS: 19 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 85 STALLS
OFFICE (1/375): 14 STALLS
WAREHOUSE (1/650): 71 STALLS

PARKING PROVIDED: 109 STALLS (.45/1000)

TRAILER: 0 STALLS

BUILDING 2D
SITE 7 AREA: 149,658 (3.44 AC)
BUILDING AREA: 50,690 SF
OFFICE (10%): 5,069 SF
WAREHOUSE: 45,621 SF
SITE 7 COVERAGE: 34%

DOCKS: 19 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 85 STALLS
OFFICE (1/375): 4 STALLS
WAREHOUSE (1/650): 71 STALLS

PARKING PROVIDED: 103 STALLS (.45/1000)

TRAILER: 0 STALLS

BUILDING 2E
SITE 8 AREA: 231,100 SF (5.31 AC)
BUILDING AREA: 50,690 SF
OFFICE (10%): 5,069 SF
WAREHOUSE: 45,621 SF
SITE 8 COVERAGE: 22%

DOCKS: 15 DOORS
DRIVE IN: 2 DOORS

PARKING REQUIRED: 85 STALLS
OFFICE (1/375): 14 STALLS
WAREHOUSE (1/600): 71 STALLS

PARKING PROVIDED: 115 STALLS (.45/1000)

TRAILER: 0 STALLS

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BASELINE LOGISTICS PARK
E INVERNESS AVE & SUNVIEW
MESA, ARIZONA

REMARKS		DATE	
DATE	REMARKS	DATE	REMARKS
03/14/2022	DC CITY SUBMITTAL		
04/18/2022	REZONING RESUBMITTAL		
06/27/2022	REZONING RESUBMITTAL #2		
06/27/2022	REZONING RESUBMITTAL #3		

PA / PM: H. CHAN
DRAWN BY: DV
JOB NO.: PHX21-0034

SHEET

A1.0

Hospital

LAND USE: 508 Beds Hospital

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, 11TH EDITION. THE ITE LAND USE CODE IS Hospital (610), General Urban/Suburban

WEEKDAY

Fitted Curve $T = 12.30(X) + 3096.68$
Where $X = 508$ Beds
 $T = 9,346$ VTPD
ENTER: $(0.5) * (9346) = 4,673$ VTPD
EXIT: $(0.5) * (9346) = 4,673$ VTPD

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 1.79 Trips per Bed (Bed)
 $T = 1.79 \text{ Trips} \times 508 \text{ Bed}$
 $T = 910$ VPH
ENTER: $(0.72) * (910) = 655$ VPH
EXIT: $(0.28) * (910) = 255$ VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 1.69 Trips per Bed (Bed)
 $T = 1.69 \text{ Trips} \times 508 \text{ Bed}$
 $T = 859$ VPH
ENTER: $(0.33) * (859) = 283$ VPH
EXIT: $(0.67) * (859) = 576$ VPH

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY	9,346 VTPD
AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)	910 VPH
PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)	859 VPH

Medical-Dental Office Building Within/Near Hospital Campus

LAND USE: 595,999 Square Feet Medical-Dental Office Building Within/Near Hospital Campus

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, 11TH EDITION. THE ITE LAND USE CODE IS Medical-Dental Office Building Within/Near Hospital Campus (720), General Urban/Suburban

WEEKDAY

Average Rate = 31.86 Trips per 1000 Square Feet (sqft)

$T = 31.86 \text{ Trips} \times 595999 \text{ sqft} / 1000$

T = 18,990 VTPD

ENTER: $(0.5) \times (18990) =$ **9,495 VTPD**

EXIT: $(0.5) \times (18990) =$ **9,495 VTPD**

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 2.68 Trips per 1000 Square Feet (sqft)

$T = 2.68 \text{ Trips} \times 595999 \text{ sqft} / 1000$

T = 1,598 VPH

ENTER: $(0.81) \times (1598) =$ **1,294 VPH**

EXIT: $(0.19) \times (1598) =$ **304 VPH**

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 2.84 Trips per 1000 Square Feet (sqft)

$T = 2.84 \text{ Trips} \times 595999 \text{ sqft} / 1000$

T = 1,693 VPH

ENTER: $(0.25) \times (1693) =$ **423 VPH**

EXIT: $(0.75) \times (1693) =$ **1,270 VPH**

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY

18,990 VTPD

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

1,598 VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

1,693 VPH

Hotel (LUC 310)

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF
TRANSPORTATION ENGINEERS' TRIP GENERATION, 11TH EDITION.

THE ITE LAND USE CODE IS

Hotel (310), General Urban/Suburban

Weekday

Fitted Curve $T=10.84(X) - 423.51$

Where $X = 140$ Rooms

$$T = 1,094 \text{ VTPD}$$

$$\text{ENTER: } (0.5) * (1094) = 547 \text{ VTPD}$$

$$\text{EXIT: } (0.5) * (1094) = 547 \text{ VTPD}$$

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Fitted Curve $T=0.50(X) - 7.45$

Where $X = 140$ Rooms

$$T = 63 \text{ VPH}$$

$$\text{ENTER: } (0.56) * (62.55) = 35 \text{ VPH}$$

$$\text{EXIT: } (0.44) * (62.55) = 28 \text{ VPH}$$

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Fitted Curve $T=0.74(X) - 27.89$

Where $X = 140$ Rooms

$$T = 76 \text{ VPH}$$

$$\text{ENTER: } (0.51) * (75.71) = 39 \text{ VPH}$$

$$\text{EXIT: } (0.49) * (75.71) = 37 \text{ VPH}$$

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY

1,094 VTPD

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

63 VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

76 VPH

Industrial Park

LAND USE: 657,654 Square Feet Industrial Park

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, 11TH EDITION. THE ITE LAND USE CODE IS Industrial Park (130), General Urban/Suburban

WEEKDAY

Fitted Curve $\ln(T) = .52 \ln(X) + 4.45$
Where $X = 657654 / 1000$ Square Feet
 $T = 2,502$ VTPD
ENTER: $(0.5) * (2502) = 1,251$ VTPD
EXIT: $(0.5) * (2502) = 1,251$ VTPD

AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)

Average Rate = 0.34 Trips per 1000 Square Feet (sqft)
 $T = 0.34 \text{ Trips} \times 657654 \text{ sqft} / 1000$
 $T = 224$ VPH
ENTER: $(0.81) * (224) = 181$ VPH
EXIT: $(0.19) * (224) = 43$ VPH

PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)

Average Rate = 0.34 Trips per 1000 Square Feet (sqft)
 $T = 0.34 \text{ Trips} \times 657654 \text{ sqft} / 1000$
 $T = 224$ VPH
ENTER: $(0.22) * (224) = 49$ VPH
EXIT: $(0.78) * (224) = 175$ VPH

*where, T = trip ends

TRIP GENERATION SUMMARY

WEEKDAY	2,502 VTPD
AM PEAK HOUR (ONE HOUR BETWEEN 7 AND 9 AM)	224 VPH
PM PEAK HOUR (ONE HOUR BETWEEN 4 AND 6 PM)	224 VPH

#16

\$ PAID
16,308.00 / 1200.00
CK # 133495 13349

RECEIVED
APR 03 2007
City of Mesa Planning

CITY OF MESA

2007 PLANNING AND ZONING BOARD / HEARING OFFICER APPLICATION

ADDRESS or LOCATION: Northwest corner of Baseline Rd. & Sunview

Date of Pre-submittal Conference: 2/12/2007 **Pre-submittal Number:** PS07-34

REQUEST:

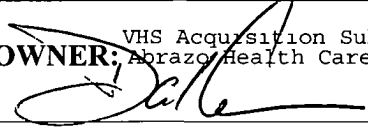
- | | |
|---|---|
| <input type="checkbox"/> Rezoning and Site Plan Review | <input type="checkbox"/> Council Use Permit – Social Service Facility |
| <input checked="" type="checkbox"/> Rezoning, Preliminary Plat, and Site Plan Review | <input type="checkbox"/> Council Use Permit – School (C1, C2, C3, PEP, M1, M2) |
| <input type="checkbox"/> Modification of an existing Council approved Site or Land Use Plan | <input type="checkbox"/> Council Use Permit – Freeway Landmark Monument |
| <input checked="" type="checkbox"/> Development Master Plan | <input type="checkbox"/> Council Use Permit – Pawn Shop |
| <input type="checkbox"/> Preliminary Plat, only | <input type="checkbox"/> Council Use Permit – Tattoo Parlor / Body Piercing |
| <input type="checkbox"/> Site Plan Review per Ordinance Condition | <input type="checkbox"/> Council Use Permit – Swap Meet, Farmer's Market |
| <input type="checkbox"/> Modification to an Ordinance | <input checked="" type="checkbox"/> Council Use Permit – Retail exceeding area req'ts |
| PLAT NAME: | <input type="checkbox"/> Council Use Permit – Bar, Pool-hall, Dance-hall, Nightclub in C-2) |
| | APN NUMBER(S): |

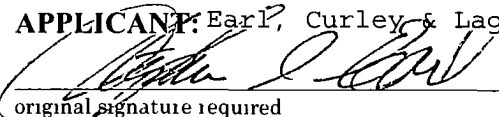
Arizona Health & Technology Park-Unit 2 145-53-045E, 045F, 049, 725, 726, 727, 728

DESCRIPTION (zoning change and development request): Rezone from AG(51.7 AC) and
PEP-PAD(28.9 AC) to PEP-DMP

LEGAL DESCRIPTION AND SIZE OF EACH PARCEL (to the nearest 1/10 acre):

See attached Legal Descriptions and Exhibits

OWNER: VHS Acquisition Subsidiary No 11
Abrazo Health Care

original signature required
Dan F. Ausman, Sr. V.P. of Operations
name (please print)
8620 N. 22nd Ave., Suite 103
address
Phoenix AZ 85021
city state zip code
(602) 674-1442
(area code) phone number
(602) 674-6510
(area code) fax number
dausman@abrazohealth.com
e-mail address

APPLICANT: Earl, Curley & Lagarde

original signature required
Steven C. Earl
name (please print)
3101 N. Central Ave., Suite 1000
address
Phoenix AZ 85012
city state zip code
(602) 265-0094
(area code) phone number
(602) 265-2195
(area code) fax number
Searl@ecllaw.com
e-mail address

Staff Use Only: Public Notice Assigned Case #: PLN 2007-00287 PEN Number: PLN 2007-00287

5702 E. Baseline Rd.

DEPARTMENT USE ONLYFee: \$ 17,508⁰⁰Case No: 207-65

Pre-Plat Name: _____

PHO Date: —Council Intro Date: July 2, 2007P&Z Date: 6/21/07Council PH Date: July 9, 2007Action: Approval with
ConditionsAction: Approval with
ConditionsContinued from: —Continued from: —Vote: 4-0 (Board members Salas
& Carter absent)Vote: 7-0PN Published: 6/21/07PN Published: 6/30/07Posting Date: 6/6/07Ordinance No. 4734Ord. Map Published: 7/21/07Approved Zoning: PEP-DMP-CUP & Site Plan Review

* * * * *

RELATED CASESZoning Cases: 282-91, 297-83, 288-20, 200-50, 203-36
204-16, 205-100Design Review Cases: DR00-72, DR03-60

BOA/ZA Cases: _____

Subdivision Files: _____

ORDINANCE NO. 4734

AN ORDINANCE AMENDING SECTION 11-2-2 OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z07-65, ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1. That Section 11-2-2 of the Mesa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z07-65), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2. The Official Supplementary Zoning Map annexed hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Full compliance with all current Code requirements and regulations, except as amended through the DMP overlay and the CUP
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first
5. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.

Section 3: PENALTY.

CIVIL PENALTIES:

Upon finding that a person is responsible for a civil violation of this Title, the Civil Hearing Officer shall impose a civil sanction of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each violation. In determining the appropriate sanction the Civil Hearing Officer may assess against the responsible party the City's personnel, mailing, and other costs incurred in investigating and hearing the case, not to exceed a maximum of five hundred dollars (\$500.00).

EACH DAY SEPARATE VIOLATION:

Each day in which a violation of this Title continues, or the failure to perform any act or duty required by this Title or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

- A A person who commits a violation of this Title after previously having been found responsible for committing three (3) or more civil violations of this Title within a twenty-four (24) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a criminal misdemeanor. The Mesa City Prosecutor is authorized to file a criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of

calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.

- B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars (\$2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars (\$500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.
- C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 9th day of July, 2007.

APPROVED:

Reno Hawker
Mayor

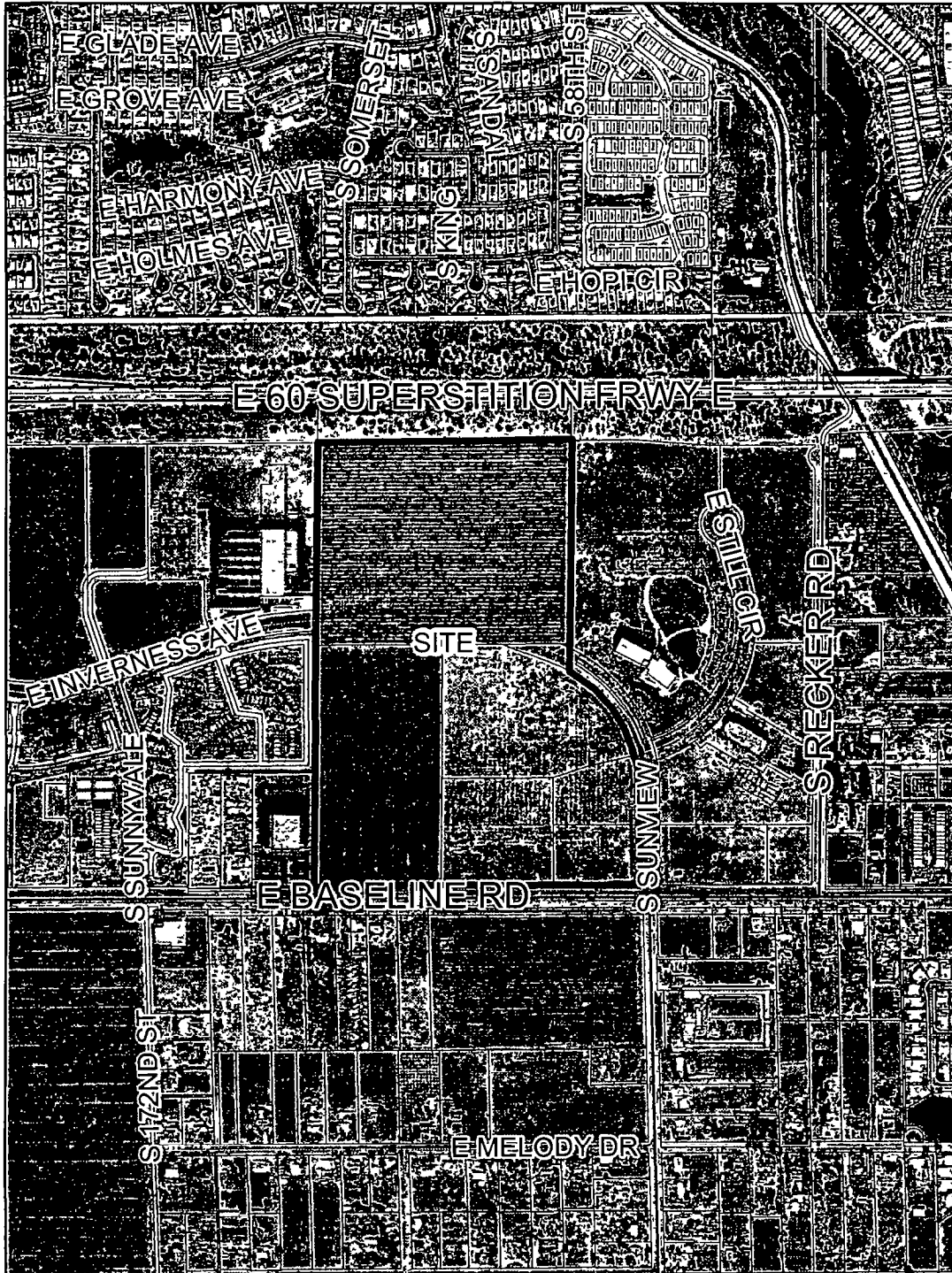
ATTEST:

Brian Jones
City Clerk



7-9-07

PLANNING AND ZONING VICINITY MAP



Z07-65

Z07-65

Z07-65

Z07-65

Z07-65

**CITY COUNCIL MINUTES
REGULAR MEETING
July 9, 2007**

10. Discuss, receive public comment, and take action on the ordinances introduced at a prior Council meeting. Any citizen who wants to provide comment should submit a blue card to the Clerk before the item is voted on. If a citizen wants to comment on an item listed with an asterisk (*), a blue card must be given to the Clerk before Council votes on the consent agenda.

*10d. **Z07-65 (District 6)** The 5600 to 5900 blocks of East Baseline Road (north side). Located west of Recker Road on the north side of Baseline Road (78.5± ac.). Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review. This request will allow for the development of a hospital, specialty hospital, and physician office buildings including a 15,000 sf pharmacy. Dan F. Ausman, Sr. V.P. of Operations, VHS Acquisition Subsidiary No. 11 Abrazo Health Care, owner, Stephen C. Earl – Earl, Curley and Lagarde, applicant – Ordinance No. 4734. ***(Held a neighborhood meeting, notified property owners, homeowners' associations and registered neighborhoods.)***

P&Z Recommendation: Approval with Conditions (Vote: 4-0 with Boardmembers Salas and Carter absent.)

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Jones, seconded by Vice Mayor Walters, that the consent agenda items be approved.

Carried unanimously

**CITY COUNCIL MINUTES
REGULAR MEETING
July 2, 2007**

5 Introduction of the following ordinances and setting July 9, 2007, as the date of the public hearing on these ordinances:

*5f **Z07-65 (District 6)** The 5600 to 5900 blocks of East Baseline Road (north side). Located west of Recker Road on the north side of Baseline Road (78 5± ac.) Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review This request will allow for the development of a hospital, specialty hospital, and physician office buildings including a 15,000 sf pharmacy. Dan F. Ausman, Sr. V P. of Operations, VHS Acquisition Subsidiary No. 11 Abrazo Health Care, owner; Stephen C Earl – Earl, Curley and Lagarde, applicant *(Held a neighborhood meeting, notified property owners, homeowners associations' and registered neighborhoods.)*

P&Z Recommendation. Approval with Conditions. (Vote: 4-0 with Boardmembers Salas and Carter absent)

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the Consent Agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Councilmember Jones, seconded by Vice Mayor Walters, that the consent agenda items be approved.

Carried unanimously

MINUTES OF THE JUNE 21, 2007 PLANNING AND ZONING MEETING

Item **Z07-65 (District 6)** The 5600 to 5900 blocks of East Baseline Road (north side). Located west of Recker Road on the north side of Baseline Road (78.5± ac). Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review. This request will allow for the development of a hospital, specialty hospital, and physician office buildings including a 15,000sf pharmacy. Dan F. Ausman, Sr. V.P. of Operations, VHS Acquisition Subsidiary No. 11 Abrazo Health Care, owner; Stephen C. Earl – Earl, Curley and Lagarde, applicant. Also consider the preliminary plat for “Arizona Health and Technology Park – Unit 2”

Comments: This case was on the consent agenda, therefore, it was not discussed individually

It was moved by Boardmember Mizner, seconded by Boardmember Langkilde

That: The Board approve the preliminary plat of “Arizona Health and Technology Park – Unit 2” and recommend to the City Council approval of zoning case Z07-65 conditioned upon:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board.
3. Full compliance with all current Code requirements and regulations, except as amended through the DMP overlay and the CUP
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee.

Vote: Passed 4-0 with Boardmembers Salas and Carter absent.

* * * * *

Note: *Audiotapes of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.cityofmesa.org*



Planning and Zoning Board

Case Information

CASE NUMBER. Z07-65
LOCATION: The 5600 to 5900 blocks of East Baseline Road
GENERAL VICINITY: Located west of Recker Road on the north side of Baseline Road
REQUEST Rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review. Also consider the preliminary plat for "Arizona Health and Technology Park – Unit 2"
PURPOSE. To allow the development of a hospital, specialty hospital, and physician office buildings including a 15,000sf pharmacy
COUNCIL DISTRICT District 6
OWNER. Dan F. Ausman, Sr. V.P. of Operations, VHS Acquisition
APPLICANT. Subsidiary No. 11 Abrazo Health Care
STAFF PLANNER. Stephen C. Earl – Earl, Curley and Lagarde
Jennifer Gniffke

SITE DATA

PARCEL NUMBER(S): 141-53-045E, -045F, -049, -725, -726, -727, & -728
PARCEL SIZE. 78.5± acres
EXISTING ZONING. AG, AG (conceptual C-2 and M-1), and PEP-PAD
GENERAL PLAN DESIGNATION. Business Park (BP)
CURRENT LAND USE. Vacant
GROSS FLOOR AREA. 1,426,000sf

SITE CONTEXT

NORTH: US 60 Freeway
EAST: School and Medical Uses associated with A.T. Still University – zoned PEP-PAD
SOUTH: (across Baseline) Vacant/Agriculture – zoned Town of Gilbert
WEST: Apartments and Auto Body Shop – zoned R-4 and M-1

STAFF RECOMMENDATION: Approval with conditions

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

ZONING HISTORY/RELATED CASES

April 28, 1982: Annexed into the City of Mesa (Ord # 1590)
November 22, 1982: Rezoned from County Rural-43 to city AG on recently annexed land (Z82-91, Ord #1661)
October 20, 1997: Rezoned from AG to M-1 for the development of a Skill Golf learning facility, offices and manufacturing plant (Z97-83, Ord #3399)
May 16, 1988: Rezoned from AG to AG (Conceptual C-2 and M-1) for 52.5 ac (southern portion of current AG portion of subject site) (Z88-20)
August 1, 2000: Rezoned from AG and M-1 to PEP-PAD and Site Plan Modification for the development of a post graduate medical school with future ancillary uses (current PEP portion of subject site) (Z00-50, Ord. #3808)
July 5, 2000: Design Review approval for a 100,000 square foot medical school campus (to the northeast) (DR00-72)
May 17, 2001: Preliminary plat for Arizona Health and Technology Park approved by the Planning and Zoning Board.
October 22, 2001: Final plat for Arizona Health and Technology Park approved by City Council
Aug. 6, 2003: Design Guidelines approved for AZ Health and Technology Park (Sub-Sections A & B) relating to the subject proposal (DR03-60)
October 13, 2003: Site Plan approved for the development of a medical office complex associated with the Arizona School of Health Sciences (Z03-36, Ord #4117)
April 5, 2004: Site Plan approved for building G,H,& I (to the east) (Z04-016, Ord #4176)
January 9, 2006: Site Plan approved for the Long Term Acute Care Facility for the AZ Health & Technology Park Bldg F (to the northeast) (Z05-100, Ord #4502)

PROJECT DESCRIPTION/REQUEST

The request is for approval of a phased project including a hospital and specialty hospital, five physician office buildings, a hotel and a parking garage. The request is also for approval of the preliminary plat for "Arizona Health and Technology Park – Unit 2", which involves the creation of three lots.

This development is essentially an expansion of the Arizona Health and Technology Park, which already includes the A.T. Still University and medical/office buildings. This new portion will connect with the A.T. Still University as well as with a proposed YMCA, student residences and assisted living facility to be developed adjacent to the east (currently in review). A recreational trail wraps around the site and other pedestrian paths circulate throughout the parking fields and between buildings. The first phases of the project involve the construction of the hospital and medical office buildings at the north end of the site, and the final phase is for the proposed hotel located in the southwest corner of the site.

A Council Use Permit (CUP) is requested to allow for a 15,000sf pharmacy in either Physician Office Building (POB) 4 or POB 5. A pharmacy is a complementary use, and the CUP is limited to one 15,000sf pharmacy so any additional retail uses would require additional review processes. A Development Master Plan (DMP) is requested to allow for minor modifications to code requirements throughout the phasing process, as explained in the Modifications section of this report. Site plan review would be required to substantially modify the currently proposed plan.

**REQUEST
COMMERCIAL PROPOSAL:**

Buildings	Area/Height	Parking Required/Provided	Miscellaneous
Hospital	550,000sf (428 beds) / 8 stories and 155 feet	750,000sf hospital uses 1,875sf parking spaces required, 595,999sf POB uses 2,980 parking spaces required, 80,000sf Hotel w/140 rooms and 16,000sf public assembly area. 353 parking spaces required Total required 5,208 spaces Total provided 5,324 spaces (at final build-out) *See parking phasing plan on page 4 of Narrative for parking required/provided per phase.	Sunview Drive to be realigned to connect to Inverness Avenue to the west Fitness trail and other pedestrian pathways to provide pedestrian connections with A T Still campus to the east Proposed modification to the plant palette in the AZ Health and Technology Park Design Guidelines (approved 8/6/03), to be considered by the Design Review Board
Specialty Hospital	200,000sf (80 beds) / 8 stories and 155 feet		
Physician Office Building 1 (POB 1)	133,333sf / 5 stories and 90 feet		
POB 2	133,333sf / 5 stories and 90 feet		
POB 3	133,333sf / 5 stories and 90 feet		
POB 4	121,000sf / 5 stories and 90 feet		
POB 5	75,000sf / 3 stories and 60 feet		
Hotel	80,000sf (140 rooms) / 4 stories and 60 feet		

Yard Setbacks Provided (Required)
Lot 1 (Hospital, Specialty Hospital, POBs 1-3) <u>South</u> (S. Sunview) 40' (20') landscape setback and 407' (20') building setback, <u>West</u> (R-4 zoning) 24' (15') landscape tract between S Sunview and western property line, <u>West</u> (S Sunview): 18' (including vehicle overhang) (20') landscape setback and 200' (20') building setback, <u>West</u> (PEP-DMP zoning) 50' (15') landscape setback and 90' (60') building setback, <u>North</u> (US60) 40' (15') landscape setback, 97' (15') building setback to garage and 220' (30') building setback to specialty hospital, <u>East</u> (PEP-PAD zoning) 15' (15') landscape setback and 310' (75') building setback
Lot 2 (POBs 4-5) <u>South</u> (Baseline Rd) 28' (including vehicle overhang) (30') landscape setback and 170' (30') building setback, <u>West</u> (S 56 th St) 24' (20') landscape setback and 100' (20') building setback, <u>North</u> (S Sunview) 25' (20') landscape setback and 100' (20') building setback, <u>East</u> (S Sunview) 40' (20') landscape setback and 175' (20') building setback
Lot 3 (Hotel) <u>South</u> (Baseline Rd) 28' (including vehicle overhang) (30') landscape setback and 140' (30') building setback, <u>West</u> (M-1 zoning) 46' (15') landscape setback and 250' (60') building setback, <u>North</u> (S Sunview) 20' (20') landscape setback and 140' (20') building setback, <u>East</u> (S 56 th St) 25' (20') landscape setback and 170' (20') building setback

MODIFICATIONS

In the Planned Employment Park (PEP) district, variations to setbacks, building heights and stories may be approved by the Mesa City Council in conjunction with a site plan review (§11-7-7). The proposed variations include increases in building heights and stories, as well as a reduction to the landscape setbacks in Lots 2 and 3. The proposed buildings will exceed the 40'2 story maximum typically allowed in a PEP zoning district. The Hospital building will be built to a total of 9 stories (including one story dedicated solely to mechanical units) and 155' in height. The landscape setbacks in Lots 2 and 3 are reduced by 2 feet in certain locations (identified in bold in the table above) to allow for 2 feet of vehicle overhang.

The Development Master Plan (DMP) overlay has been requested to allow for reductions to the required foundation base at most building entrances of the hospital complex, as well as the replacement of parking landscape islands with landscape 'triangles' along the edges of the parking lots.

Staff is in support of these proposed modifications. There is a generous amount of landscaping along the perimeter of the site, along the public and private streets, and around the buildings to allow for some minor modifications to the sizes of the required landscaped planters.

NEIGHBORHOOD PARTICIPATION

The applicant notified all property owners within 1,000', and all registered neighbors, neighborhood associations and homeowners associations within ½ mile, and held a neighborhood meeting. At the time of writing this Staff Report, Staff has not received any inquiries from the neighbors.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan Land Use Map designates this site as Business Park. Business Park areas are locations where professional and medical office parks, research and development opportunities, light manufacturing, data and information processing centers are integrated in a campus setting with ancillary restaurants, retail and other supportive establishments. The subject request is a continuation of the build-out of the Arizona Health and Technology Park, which has already been established as conforming to the General Plan.

In addition, the subject site is located within the Superstition Freeway Corridor economic activity area, which is one of eight areas that "attract investment, jobs, and technologies and improve the regional knowledge of the quality of Mesa" (§4.1.5). This area accounts for a large proportion of the citywide employment.

STAFF ANALYSIS

SUMMARY:

The request is to rezone from AG, AG (Conceptual C-2 and M-1) and PEP-PAD to PEP-DMP-CUP, and Site Plan Review, and to consider the preliminary plat for "Arizona Health and Technology Park – Unit 2". Approval of this request will allow the development of a hospital, specialty hospital, and physician office buildings including a 15,000sf pharmacy.

CONCERNS:

This request will require review through the Design Review Board to finalize the landscape plan, elevations amenities, etc. The parking lot landscape diamonds show alternating tree types.

P&Z Hearing Date June 21, 2007
P&Z Case Number Z07-65

including a Mexican Bird of Paradise (24" box). Staff has concerns about the use of this species as a parking lot landscaping tree. Also, the landscaping should be removed from the pedestrian pathway linking POBs 4 and 5 at the south end of the site. The Design Review Board can address these and other details.

CONCLUSIONS:

This development will provide a large amenity to southeast Mesa, creating jobs and health care for a growing population. The site meets most Code requirements and is in conformance with the General Plan, and Staff recommends approval with conditions

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan, preliminary plat and elevations submitted, (without guarantee of lot yield, building count, or lot coverage).
2. Compliance with all requirements of the Design Review Board
3. Full compliance with all current Code requirements and regulations, except as amended through the DMP overlay and the CUP
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
5. All perimeter street improvements and street frontage landscaping to be installed in the first phase of construction.
6. Compliance with all requirements of the Subdivision Technical Review Committee

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CITY OF MESA
Great People, Quality Service!

Preliminary Plan Review Team
Monday, April 23, 2007
Case Number Z07-

Preliminary Development Impact Summary – Preliminary Plan Review Team

Case number: Z07-

PLN number: PLN2007-00287

Date 4/12/2007

Site: 5702 E Baseline Rd , QS 87D, APN: 141-53-045E, -045F, 049, -725, -726, 727, 728

Project Description: Medical center with a hospital and 3 physician offices

History: DR03-47, DR03-69, DR98-78, Z97-83, Z03-36, Z82-91, Z00-50, PS07-34

STAFF CONTACT INFORMATION:

Discipline	Representative	Phone Number	Email Address
Development Planning	Barry Davis	480-644-2764	Barry.Davis@CityOfMesa.org
Development Planning	Mike Varns	480-644-2527	Thomas.Varns@CityOfMesa.org
Building Construction Codes	Dan Mastin	480-644-5179	Daniel.Mastin@CityOfMesa.org
Fire Codes	Joe Tenorio	480-644-5858	Joseph.Tenorio@CityOfMesa.org

*City of Mesa Building Safety Project Development web page http://www.cityofmesa.org/building_safety/Project_Development.asp

Development Planning

- 1 Street Improvements – Public half street improvements (new streets) shall be constructed to City Standards Refer to Mesa Transportation Plan*, Off-site Improvement Regulations*, Public Street Access Guidelines*, Engineering & Design Standards*, Subdivision Regulations* and Mesa Standard Details and Specifications* for information Median openings shall be per the aforementioned guidelines and standards
 - Baseline Road = Half street improvements for the unimproved portion of Baseline are required Improvements are currently being designed by the Town of Gilbert for inclusion in a Capital Improvement Project that is projected to begin later this year A payment, to the City of Mesa, in lieu of construction will be required for these future improvements The In – Lieu Payment will need to be paid prior to any permits being issued by the City of Mesa Building Safety Division Depending on the timing of the Capital Improvement Project and this project the In – Lieu Payment could be the actual costs associated with improvements or it could require a Construction Cost Estimate, signed and sealed by a Registered Professional Engineer, for the proposed improvements fronting this site, to assist in calculating the assessment Engineer can contact Mark Ahlstrom, P.E., at 480-644-4622 for additional information regarding the proposed improvements
 - Baseline Road = Deceleration lanes are required at the two proposed driveway locations. Standard deceleration lanes have a 100' taper, 150' of storage and are 12' wide The driveways and deceleration lanes are not required to be constructed until the sites they are intended to serve are developed.
 - Baseline Road = Show the future median on all plan submittals.

up

- New Street (Inverness to Sunview connection) = The street improvements can either match the existing street sections to achieve a seventy – two foot (72') face of curb to face of curb dimension with a 16' – wide raised median or be installed with a forty – six foot (46') face of curb to face of curb dimension without a median. See City of Mesa Detail M – 19 1* for additional information.
 - New Street (Baseline connector) = Install street improvements with a forty – six foot (46') face of curb to face of curb dimension without a median.
 - **STILL:** Sunview = If the abandonment of Sunview, to the north of Still Circle, is approved the existing return on the northwest corner shall be removed and an 'elbow' consisting of standard curb, gutter and sidewalk installed from there over to the east side of Sunview. A modified driveway(s) per City of Mesa Detail M – 42 shall be installed at the point where Sunview will become private. The City would prefer that a signal not be installed at the intersection of Sunview and Still Cir., consider installing a roundabout instead.
 - Install all new driveways per City of Mesa Standard Detail M – 42*.
2. Right of Way Dedication – dedicate per City Code* in accordance with City of Mesa Standard Detail M-19 1* Current requirements.
- The right-of-way of the portion of Sunview north of Still Circle **may** be abandoned Contact the City of Mesa Real Estate Services Department (480-644-2957) for information regarding procedures. Abandonment can be a lengthy process and should be initiated as early in the plan review process as possible Public Utility Easement(s) (P.U.E.) for all existing public and private utilities will need to be dedicated if the right of way is abandoned
 - Baseline Road = Dedicate right of way to achieve 65' north of the monument/center line. Any new right of way from the monument line to 55' north shall be dedicated to the Town of Gilbert. Right of way dedication from 55' to 65' shall be to the City of Mesa
 - New Street (Inverness to Sunview connection) = Dedicate right of way to achieve a total of 110', centered on the new monument line, if the street section matches the existing ones If the forty – six foot street section is utilized then dedicate right of way to achieve a total of 80', centered on the new monument line
 - New Street (Baseline connector) = Dedicate right of way to achieve a total of 80', centered on the new monument line
3. Utility Improvements (Water / Sewer / Gas / Overhead Utility Lines*) – Refer to City of Mesa Utility Quarter Section* 87D for existing services/stubs, main sizes and locations. Copies of these maps can be obtained by completing a Document Retrieval Request form, located on the Project Development web page noted above

- Water = Construct a 12" main from the intersection of Sunview and Still Circle west and north along the new street (Inverness to Sunview connection) and connect to the existing 12" main in Inverness Road at the west property line. Construct a 12" main from the intersection of the new E-W street south in the new N-S street (Baseline connection) and connect to the existing 12" main in Baseline Road. Connect to existing stubs to this site.
 - Sewer = Extend sanitary sewer line through project to serve all parcels, lots, tracts or pad sites (20' P U E required if public)
 - Water and Sewer = All necessary utility stubs in the unimproved portion of Baseline Road shall be coordinated and installed prior to or in conjunction with the Town of Gilbert improvement project.
4. Grading and Drainage – Refer to Engineering & Design Standards* for retention requirements
- Drywells are approved for this site. The number of drywells used shall be such that the volume to be drained by each well shall not exceed 9,300 cubic feet
5. Solid Waste – The Solid Waste bin enclosure's final design, installation, construction, location, number, access route and collection vehicle turning radius shall comply with City of Mesa Standard Detail M-62*.
- Provide additional enclosures for the POB's along Baseline Rd in compliance with City of Mesa Standard Detail M-62*
 - Provide a narrative on how the hospital and surrounding POB's will be serviced

Building Construction Codes

(Parking Garage) comments

1. All required exits and identified exits from the buildings shall have an accessible route to a public right-of-way. Accessible routes shall have a slope that does not exceed 5% and a cross-slope of less than 2%. Parked cars shall not obstruct the accessible route.
2. Provide detectable warnings where the designated accessible route of travel enters vehicular traffic areas per ADA 4.29.5. Show details on plans.
3. At least one of eight accessible parking spaces for each site shall be van accessible. Accessible parking spaces and aisles shall have a slope that does not exceed 2%.
4. Provide parking calculations citing total provided and total number of accessible spaces to comply with ADA 4.1.2. Show locations and distribution on plans.

5. Construction requirements based on distance from an adjacent lot line shall be determined in accordance with IBC Section 704 / Table 602
- 6 Show building height on plans to top of elevator shaft / highest part of structure
7. Provide separate building code analysis for parking garage including occupancy classification, type of construction, and allowable area calculations as per IBC 406.3.6. Show complete calculations for area modifications.
- 8 Modifications to basic allowable building areas limited by IBC Table 406.3.5 shall be supported by complete calculations including the criteria specified by IBC section 406.3.6 for open parking garages. Show graphic depiction of total area of each level and tier, and provide corresponding area data.
9. Specify whether any portion of this structure is proposed for use as a heliport or helistop as referenced by IBC 412.5.
- 10 Standpipe systems are required in each tier of the structure whose allowable area has been modified above the basic area listed in IBC Table-406.3.5 as per IBC 406.3.6
11. Fire resistance ratings for exterior building walls and openings in exterior walls shall comply with requirements for Type of Construction per IBC 601, 602, and 704. Identify zones of fire resistive construction and their ratings on plans
- 12 Provide means of egress system design to include design occupant load (IBC 1004), egress width calculations, show exit access, include exit discharge capacity, location and components. Exit discharge shall provide a direct and unobstructed access to a public way *Show exit access travel distance on plan for each tier to comply with IBC 1015 (400' maximum in building with approved fire sprinkler system per IBC Table 1016.1)*

(8-story hospital towers) comments

- 1 Provide building code analysis with occupancy classification, type of construction and area calculations, occupant load computation per IBC 1002
- 2 Show complete details on plans for locations of dedicated storage areas for medical gases complying with IFC 3006 For 1-hour interior room, provide details including IMC mechanical ventilation provisions at 1 cfm/psf of the space, and a 1-hour rated supply and exhaust duct shaft enclosure from the room to the exterior.
3. All required exits and identified exits from the buildings shall have an accessible route to a public right-of-way Accessible routes shall have a slope that does not exceed 5% and a cross-slope of less than 2%.
- 4 At least one of eight accessible parking spaces for each site shall be van accessible. Accessible parking spaces and aisles shall have a slope that does not exceed 2%.
- 5 Note- at facilities specializing in providing treatment or services for persons with mobility impairments, 20% of the total number of parking spaces provided

- serving each unit or facility shall be accessible parking complying with ADA 4.1.2. For outpatient units and facilities providing medical care and other services for persons with mobility impairments 10% of the total number of parking spaces serving each such outpatient unit or facility are required to comply with ADA 4.1.2.
6. Re patient drop-off area- passenger loading zones shall provide an access aisle at least 60" wide and 20' long adjacent and parallel to the vehicle pull-up space per ADA 4.6.6. Curb ramps connecting the access aisle to an accessible route shall be located so as to enter the access aisle, not the vehicular travel or parking area
 7. Provide means of egress system design to include design occupant load (IBC 1004), egress width calculations, show exit access to include common path of travel (IBC 1002) illustrate exit discharge capacity, location and components. Exit discharge shall provide a direct and unobstructed access to a public way
 8. Exit door hardware shall comply with IBC 1008.1.8 and ADAAG requirements. The unlatching of any exit door shall not require more than one operation per IBC 1008.1.8.5. Exit doors shall comply with IBC 1008.1.
 9. Exit illumination is required per IBC 1006.1, with emergency electrical system power to be provided automatically upon failure of premises power system for areas and buildings required to have two exits as per IBC 1006.3
 10. A tactile sign stating EXIT and complying with ICC A117.1 shall be provided at each door adjacent to the exit discharge per IBC 1011.3
 11. High-rise buildings shall be equipped throughout with an automatic sprinkler system in accordance with IBC 903.2.13 and a secondary water supply as per IBC 903.3.5.2: a secondary on-site water supply equal to the hydraulically calculated sprinkler demand, including hose stream requirement, shall be provided for high-rise buildings in Seismic Design Category C, D, E, or F. The secondary water supply shall have duration not less than 30 minutes as determined by the occupancy hazard classification in accordance with NFPA 13
 12. Standpipe systems installed in accordance with NFPA 14 shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access, IBC 905.3.1.
 13. If future phases propose the incorporation of a heliport, it shall comply with IBC 412.5. Buildings with a helistop that are equipped with a standpipe shall extend the standpipe to the roof level on which the helistop is located in accordance with IFC 1107.5 per IBC 905.3.6
 14. Smoke control systems shall be designed and constructed as per IBC 909. A rational analysis supporting the types of smoke control systems to be employed, methods of operation, etc. shall accompany the submitted construction

- documents and shall include the items indicated in IBC Sections 909.4 1 through 909.4 6
- 15 Smoke detection shall be provided in accordance with IBC 907.2 12 1. Smoke detectors shall be connected to an automatic fire alarm system. High-rise buildings shall be provided with an automatic fire alarm system and an emergency voice/alarm communication system per IBC 907 2.12.
 - 16 Corridors in Group I-2 occupancies shall be of minimum 1-hour fire resistive construction, minimum 96" wide, with fire resistive continuity from point of entry to an exit without interruption by intervening rooms, IBC 1017.
 - 17 Corridors and spaces open to the corridors shall be protected by an automatic fire detection system in accordance with IBC 907.2 6.1 Construction documents for fire alarm systems shall be submitted for review and approval, note IBC 907 1
 - 18 Corridor walls shall be constructed as smoke partitions per IBC 407.3
 - 19 Smoke barriers (IBC 407.4) shall be provided to subdivide every story used by patients for sleeping or treatment into at least two smoke compartments. Travel distance from any point in a smoke compartment to a smoke barrier door shall not exceed 200 feet
 - 20 An independent means of egress shall be provided from each smoke compartment created by smoke barriers without an occupant having to return through the smoke compartment from which means of egress originated per IBC 407 4.2.
 21. Smoke barriers shall comply with IBC 709 and shall form an effective membrane continuous from outside wall to outside wall, and from floor slab to roof deck above including continuity through concealed spaces such as those found above suspended ceilings and interstitial structural and mechanical spaces. A 1-hour fire-resistance rating is required for smoke barriers per IBC 709 3
 - 22 A listed smoke damper designed to resist the passage of smoke shall be provided at each point a duct or transfer opening penetrates a smoke barrier Smoke dampers and smoke damper actuation methods shall comply with Section 716 3.2 1 per IBC 716 5.5.
 23. Penetrations by ducts and air transfer openings of a floor, floor/ceiling assembly, or the ceiling membrane of a roof/ceiling assembly shall be protected by a shaft enclosure that complies with IBC 707 or IBC 716 6
 - 24 In high-rise buildings (IBC 403) each of the exits of a building that serves stories where the floor surface is located more than 75 feet above the lowest level of fire department vehicle access shall be a smokeproof enclosure or pressurized stairway per IBC 1020 1 7
 25. A smokeproof enclosure or pressurized stairway shall exit into a public way or an *exit passageway* . having direct access to a public way, note IBC 1020.1 7 1- enclosure exit Openings into exit passageways shall be limited to those

- necessary for exit access to the exit passageway from normally occupied spaces and from the exit passageway-IBC 1021.4
26. Exit passageway enclosures shall have walls, floors and ceilings of fire resistive rating not less than that required for the connecting exit enclosure, and not less than 1-hour fire resistive construction. Exit passageway shall be constructed as fire barriers in accordance with Section 706 IBC 1021.3
 27. An approved two-way, fire department communications system designed and installed in accordance with NFPA 72 shall be provided for fire department use per IBC 403.7/ 907.2.12.3.
 28. A fire command center shall be provided per IBC 403.8 in a location approved by the fire department. The location and accessibility of the command center shall be separated from the rest of the building by not less than a 1-hour fire resistance rated fire barrier, IBC 911. The room shall be a minimum of 96 square feet with a minimum dimension of 8 feet and shall contain all features identified in Section 911, and shall comply with NFPA 72.
 29. Provide complete elevator details demonstrating compliance with ADA 4.10 and IBC 1109.6 and 3001.3.
 30. Where elevators are provided in buildings four or more stories above grade plane, at least one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such size and arrangement to accommodate a 24" x 84" ambulance stretcher in the open horizontal position and shall be identified by the international symbol for emergency medical services (star of life) IBC 3002.4.
 31. Hoistways of elevators penetrating three or more floors shall be provided with a means of venting smoke and hot gases to the outer air in case of fire (IBC 3004.1). Show calculations for vent area and construction details for vent locations complying with IBC 3004.2 / 3004.3.
 32. Emergency and standby power shall be provided in high-rise buildings in accordance with IBC 403.10 and 403.11 per IBC 2702.15.
 33. Where two or more elevators (where standby power is required note section 403.10) are controlled by a common operating system, all elevators shall automatically transfer to standby power within 60 seconds of the failure of normal power... IBC 3003.1.3.
 34. An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories. The lobby shall separate the elevator shaft enclosure doors from each floor by fire partitions equal to the fire resistance rating of the corridor and the required opening protection, IBC 707.14.1
 35. Shaft enclosure with minimum 1-hour fire resistance rating required for elevator per IBC 707.4. Shaft enclosures shall be constructed as fire barriers in accordance with Section 706

- 36 Elevators to be considered part of an accessible means of egress shall comply with emergency operation and signaling device requirements of Section 2.27 of ASME A17.1. Standby power shall be provided in accordance with IBC 2702 /3003. *The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.*
- 37 Elevator machine rooms shall be enclosed with a fire barrier with a fire resistance rating not less than the required rating of the hoistway enclosure, and when serving a pressurized elevator hoistway shall be pressurized upon activation of a heat or smoke detector located in the elevator machine room, IBC 3006
38. ICA/ADOSH requirements for elevators include requirement for sump in elevator pit. Sump pump discharge with connection to sewer shall discharge to clarifier per IPC 302 & 1003 1.
- 39 Interior exit stairways shall be enclosed with fire barriers per IBC 1020. Exit enclosures shall have a fire resistance rating of not less than 2 hours where connecting 4 stories or more.
40. Show complete details locations and dimensions for stairs (tread width, riser height, vertical rise, landing width /depth, handrails etc reference IBC 1009. Verify stairway tread profile etc per IBC 1009
41. Walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire resistance rated construction, per IBC 1009.5.3.
- 42 Provide complete details for guards required at open sided walking surfaces more than 30" above grade, stairways, landings, etc per IBC 1013 1 Provide structural calculations demonstrating that all such guards comply with structural strength and attachment provisions per IBC Section 1607.7
- 43 Complete assembly details and listings shall be provided for all fire rated construction assemblies such as walls, floors/ceilings, roof/ceilings, pipe and conduit penetrations of fire-rated assemblies, etc Fire resistance ratings shall include criteria as specified by IBC 704 5 and 703 2
- 44 Fire barrier walls shall extend from top of the floor below to the underside of the roof deck above, and shall be continuous through concealed spaces such as the space above a suspended ceiling, IBC 706 5. Section plans provided shall reflect required continuity of any proposed fire barrier construction
- 45 Structural design note Identify seismic design category per IBC 1613 5 6. Complete seismic design load data shall be identified on plans, completely listing applicable criteria cited in IBC 1613.5.6
46. Specify seismic design bracing, attachments and supports required for architectural, mechanical, electrical components and elements as per IBC 1708 5, with details required on plans Verify requirements for a Quality Assurance Program (IBC 1708) and Special Inspections for this category per IBC 1707.7 / 1708.

47. Identification of Special Inspections categories shall include items such as spray applied fire resistant materials IBC 1704.10, smoke control systems IBC 1704.14, and seismic resistance for mechanical and electrical components IBC 1707.7.
48. Provide documentation that structural steel metal fabrications of project materials occur within the shop of an Approved Fabricator per IBC 1704.2.2
49. Provide copy of soils report with construction drawings and permit submittal.
50. Minimum Class B roof assembly tested in accordance with ASTM-E 108 or UL790 required for buildings of Type I-A construction per IBC 1505/ T-1505.1
Specific roof assembly materials data required for incorporation with tested, rated roof assembly.
51. Provide roof drain/overflow drains conductors and leaders sizing calculations on plans showing compliance with IBC 1503 and IPC 1101/1107
52. Protection shall be provided for potable water supply per IPC 608 with backflow prevention as per City Ordinance # 1823, Chapter 1, Section 8-1-1 through 8-1-12.
53. Provide plumbing fixture calculations to establish minimum number of fixtures per IBC Table 2902.1.
54. Plumbing systems shall comply with IPC 609 and 713 provisions for health care plumbing systems. All health care related fixtures, devices and equipment shall discharge to the drainage system in accordance with IPC Chapter 8 and Section 713.3
55. All hospitals shall have two water service pipes installed in such a manner as to minimize the potential for interruption of water supply as per IPC 609.2.
56. Lavatories, water closets and urinals shall comply with the State of Arizona's Water Conservation Efforts. See Arizona Statute 45-313
57. Ventilation shall comply with IBC 1203 and IMC 401. Ventilation and exhaust systems for occupancies and operations involving flammable or combustible hazards shall comply with the *International Fire Code*. Provide on the plans the minimum outdoor air ventilation rate per IMC 403.2 /Table 403.3.
58. Electrical wiring in medical facilities to comply with Patient Care Area provisions of Article 517 of the National Electric Code / all provisions for hospitals and health care facilities.
59. Gypsum board for the restroom walls shall be of the water-resistant type per IBC 2509.1/ASTM C630
60. Insulation shall comply with IBC Section 719. Specify the maximum flame spread and smoke density index rating of insulation on the drawings.
61. Interior finish materials shall comply with IBC 801.1 and Table 803.5. Specify the maximum flame spread and smoke density allowed for interior finish materials on the drawings
62. Restroom wall finishes shall comply with IBC 1210.2 and restroom floor finishes shall comply with IBC 1210.1.

- 63 Provide cut sheets for all exterior lights that will be installed. The exterior light fixtures shall comply with the City of Mesa Outdoor Light Control Ordinance
- 64. Provide a photometric study including a plan of the premises showing fixture locations, calculated light levels at various points, etc as specified by Mesa Administrative Code Chapter 1 Section 4-1-4 (I).

(4-story hotel comments)

- 1 Provide building code analysis with occupancy classifications, type of construction and area calculations, occupant load computation per IBC 1002
- 2. Provide detectable warnings where the designated accessible route of travel enters vehicular traffic areas as it crosses through the parking lot per ADA 4.29.5 Please note detectable warnings provisions for accessible route standards of ICC/ANSI A117.1-2003, i.e. at curb ramps, raised marked crossings, and at islands or cut-through medians. Section 705 of this Standard specifies truncated domes size, height, spacing, alignment and contrast requirements
- 3 At least one of eight accessible parking spaces for each site shall be van accessible. Accessible parking spaces and aisles shall have a slope that does not exceed 2%
- 4 Example of accessible units requirements based on a total of 114 guest rooms, a minimum of 7 Type A accessible units are required, of which at least two of those Type A units shall contain accessible roll-in showers, IBC 1107.6
- 5 Provide means of egress system design to include design occupant load (IBC 1004), egress width calculations, show exit access to include common path of travel (IBC 1002) illustrate exit discharge capacity, location and components Exit discharge shall provide a direct and unobstructed access to a public way.
- 6. Exit illumination is required per IBC 1006.1, with emergency electrical system power to be provided automatically upon failure of premises power system for areas and buildings required to have two exits as per IBC 1006.3
- 7 A tactile sign stating EXIT and complying with ICC A117.1 shall be provided at each door adjacent to the exit discharge per IBC 1011.3.
- 8 Wall assemblies separating dwelling units in Group R-2 occupancies shall have minimum 1-hour fire resistance rating per IBC 708.3 Fire Partitions Fire partitions shall extend from the top of the foundation or floor/ceiling assembly below to the underside of the floor or roof sheathing, deck or slab above or to the fire resistance rated assembly above, and shall be securely attached thereto.

- 9 Floor assemblies separating sleeping units in R-1 hotel occupancies shall of minimum 1-hour rated fire resistance construction, IBC 711.3 Horizontal Assemblies
- 10 Corridors shall be shall be fire resistance rated in accordance with IBC T-1017 1 Corridor walls required to be fire resistance rated shall comply with IBC 708 for fire partitions
- 11 Provide complete elevator details demonstrating compliance with ADA 4.10 and IBC 1109.6. and 3001.3.
12. An enclosed elevator lobby shall be provided at each floor where an elevator shaft enclosure connects more than three stories The lobby shall separate the elevator shaft enclosure doors from each floor by fire partitions equal to the fire resistance rating of the corridor and the required opening protection, IBC 707.14.1.
- 13 Shaft enclosure with minimum 1-hour fire resistance rating required for elevator per IBC 707.4 Shaft enclosures shall be constructed as fire barriers in accordance with Section 706
- 14 Elevators to be considered part of an accessible means of egress shall comply with emergency operation and signaling device requirements of Section 2 27 of ASME A17.1. Standby power shall be provided in accordance with IBC 2702 /3003. *The elevator shall be accessed from either an area of refuge complying with Section 1007.6 or a horizontal exit.*
- 15 Where elevators are provided in buildings four or more stories above grade plane, at least one elevator shall be provided for fire department emergency access to all floors The elevator car shall be of such size and arrangement to accommodate a 24" x 84" ambulance stretcher in the open horizontal position and shall be identified by the international symbol for emergency medical services (star of life) IBC 3002 4.
- 16 The elevator machine room serving a pressurized elevator hoistway shall be pressurized upon activation of a heat or smoke detector located in the elevator machine room, IBC 3006 3.
- 17 ICA/ADOSH requirements for elevators include requirement for sump in elevator pit. Sump pump discharge with connection to sewer shall discharge to clarifier per IPC 302 & 1003 1
- 18 Interior exit stairways shall be enclosed with fire barriers per IBC 1020. Exit enclosures shall have a fire resistance rating of not less than 2 hours where connecting 4 stories or more.
- 19 Show complete details locations and dimensions for stairs (tread width, riser height, vertical rise, landing width /depth, handrails etc reference IBC 1009. Verify stairway tread profile etc. per IBC 1009.

- 20 Walls and soffits within enclosed usable spaces under enclosed and unenclosed stairways shall be protected by 1-hour fire resistance rated construction, per IBC 1009.5.3.
- 21 Provide complete details for guards required at open sided walking surfaces more than 30" above grade, stairways, landings, etc. per IBC 1013.1. Provide structural calculations demonstrating that all such guards comply with structural strength and attachment provisions per IBC Section 1607.7
- 22 In buildings located four or more stories in height above grade plane, one stairway shall extend to the roof surface, note IBC 1009.11.

Fire Codes

- 1 EMERGENCY ACCESS. IFC 503.1, 503.2, 503.2.4, 504, FPD 902-3, & P & P 506.035[c]II.A
 - Show minimum turning radii of 35 foot inside and 55 foot outside. Please see the following links for Fire Lane design and construction details.

<u>503.2</u>	<u>Fire Truck Hammerhead Turn (PDF 131KB)</u>
<u>503.2-1</u>	<u>Fire Lane Construction Guidelines (PDF 138KB)</u>
<u>503.2-2</u>	<u>Fire Lane Construction Options (PDF 131KB)</u>
<u>503.3-2</u>	<u>Fire Lane - General Information (PDF 160KB)</u>
<u>503.3-1</u>	<u>Fire Lane Marking - Private Property (PDF 256KB)</u>
<u>503.3-2</u>	<u>Fire Lane - General Information (PDF 160KB)</u>
<u>506</u>	<u>KNOX Box Procedures (PDF 83KB)</u>
 -
- 2 WATER SUPPLY IFC 508.3, 508 & Appendix B & C
 - Show all existing and proposed fire hydrant locations in relationship to the access routes. On-site hydrants are required where a portion of the facility or building is more than 600 feet from a hydrant on a fire apparatus access road for fully sprinklered buildings, Group R-3 and Group U occupancies, as the hose lays,

unobstructed. 400 feet for non-sprinklered buildings. A hydrant is required to be within 200' of FDC. Hydrants must be at least 40 feet away from buildings they are intended to protect; three (3) feet from the curb or two (2) feet from the sidewalk, but in no case farther than seven (7) feet from the curb. More than the required hydrant(s) may be necessary to meet distribution requirements. IFC 508 & Appendix B & C

- Phased systems shall have the complete looped piping system installed prior to any combustible construction above ground or provide calculations that the system can deliver the required fire flow without the loop connection. IFC 508 8 2.

3 SECONDARY ONSITE WATER SUPPLY

- Provide for and show the location of a secondary onsite water supply as required by IFC section 903 3 5.2 It appears likely that the High-Rise Hospital structure will need to be designed to meet required seismic design category c, d, e, or f as determined by the international building code. High-rise structures of such seismic design category require a secondary onsite water supply IFC 914 3 [NFPA 22 and Section 1509.3 of the IBC shall govern the installation of water tanks.]

4 GENERAL The following shall be required of the structures.

- Emergency And Standby Power Systems. IFC 604
- Secondary Water Supply IFC 903 3.5
- Automatic Fire Detection. IFC 914 3 2
- Emergency Voice/Alarm Communication Systems. IFC 914 3 3
- Fire Department Communication System. IFC 907 2.12 3
- Fire Command Center. IFC 914.3 5
- Standpipe System IFC 905 3
- FBAR System required. A firefighter breathing air replenishment system, a self contained high pressure breathing air replenishment system for emergency responders, is required for buildings and structures five (5) floors or more above grade or high rise buildings as defined by the Mesa Building Code, or Underground buildings and structures, or components thereof, totaling ten thousand (10,000) square feet or more that are either more than two (2) floors below grade or more than thirty (30) feet below grade. MFC Section 915 (Ordinance 4479) SECONDARY ONSITE WATER SUPPLY Provide for and show the location of a secondary onsite water supply as required by IFC section

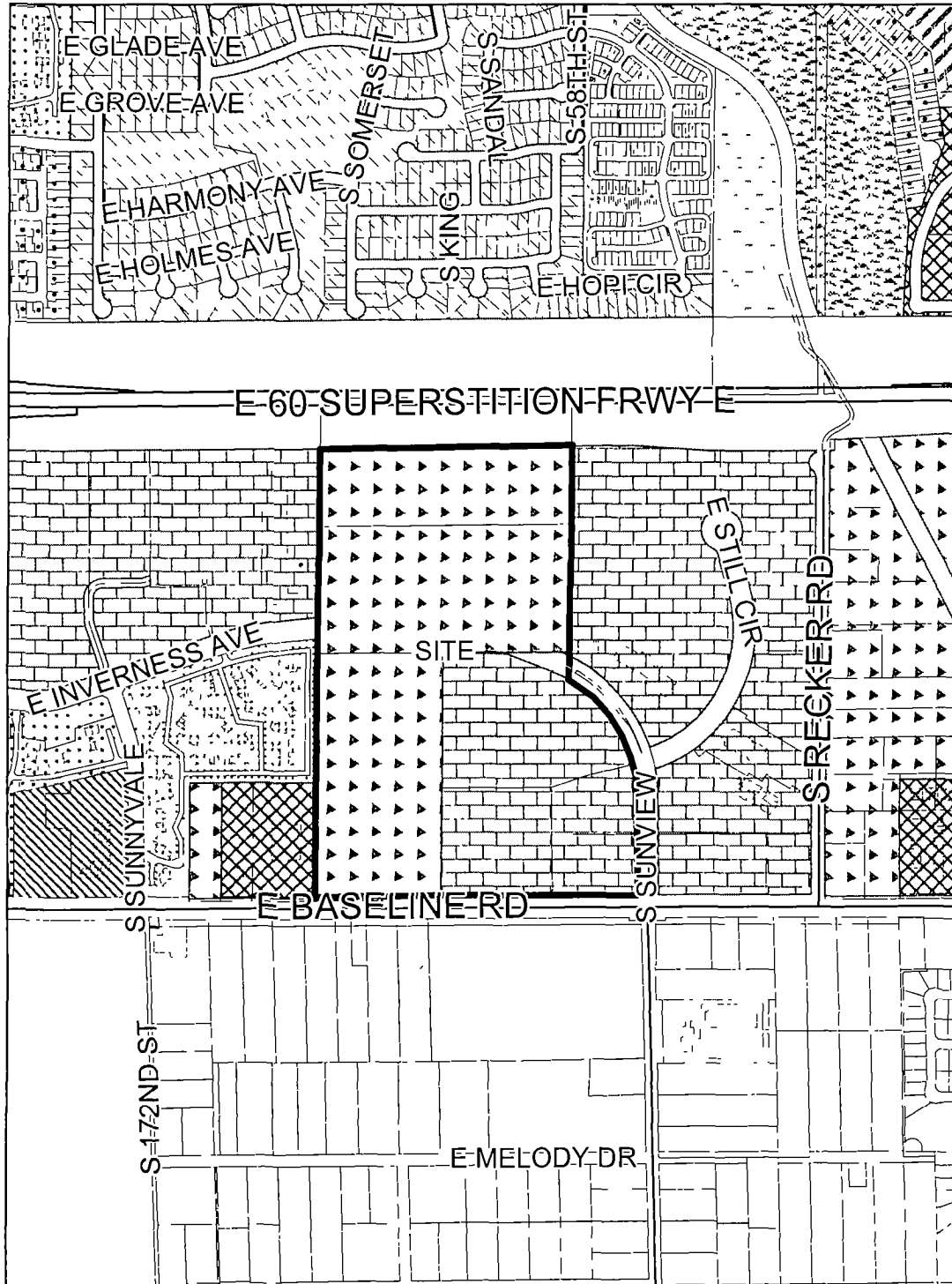
903.3 5.2 It appears likely that the High-Rise Hospital structure will need to be designed to meet required seismic design category c, d, e, or f as determined by the international building code. High-rise structures of such seismic design category require a secondary onsite water supply. IFC 914.3. [NFPA 22 and Section 1509.3 of the IBC shall govern the installation of water tanks.]

6 FYI

- See IFC Section 903 (attached Ordinance # 4331) for Automatic Fire Sprinkler System requirements.
http://www.cityofmesa.org/fire/prevention/pdf/2003_Amendments_Ord_4263.pdf
http://www.cityofmesa.org/fire/prevention/pdf/2003_Amendments_Ord_4331.pdf http://www.cityofmesa.org/building%5Fsafety/ICC_Codes.aspx
- During Construction and Demolition
 - (1) Required Access for Fire Fighting During Construction & Demolition
<http://www.cityofmesa.org/fire/prevention/pdf/1410-1.pdf>
 - (2) Water Supply for Fire Protection During Construction & Demolition
<http://www.cityofmesa.org/fire/prevention/pdf/1412.pdf>
- Mesa Fire Code - Applicable Code Edition is the 2003 International Fire code (IFC) as amended by City of Mesa. Please see attached links to Building Safety for useful information
 - (1) <http://www.cityofmesa.org/building%5Fsafety>
 - (2) http://www.cityofmesa.org/building%5Fsafety/Plan_Review.aspx
 - (3) http://www.cityofmesa.org/building%5Fsafety/Project_Development.aspx
 - (4) <http://www.cityofmesa.org/fire/prevention/FD-Details.aspx>
 - (5) http://www.cityofmesa.org/building%5Fsafety/pdf/Polices_Guideline_Procedures/Def_Sub_FAQs_Rev_4_Procedure.pdf

Fire Code – 2006 International Fire Code as amended by City of Mesa is expected to be effective on the third quarter of 2007.

PLANNING AND ZONING VICINITY MAP



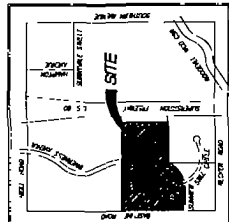
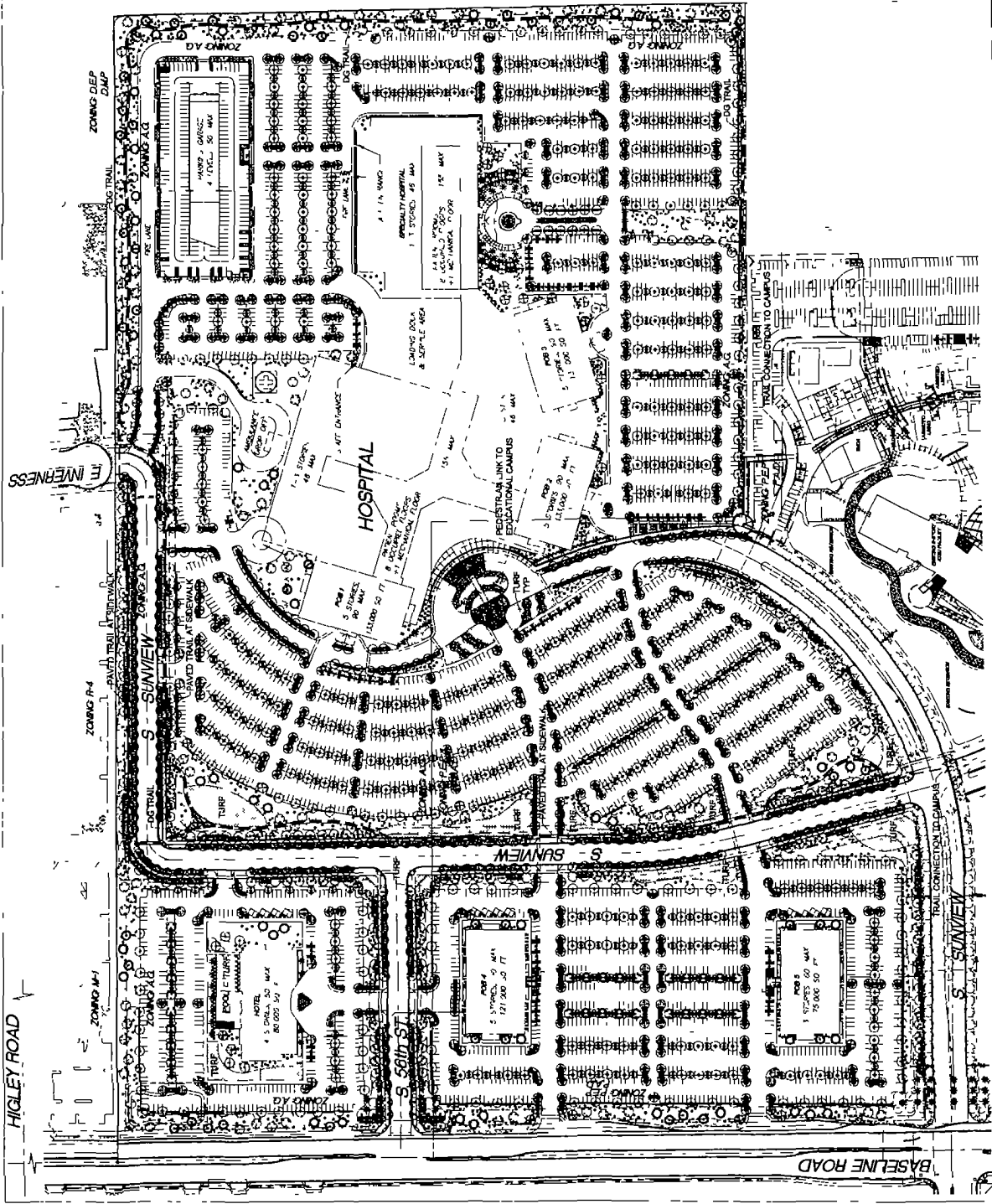
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NEIGHBORHOOD MAP
1/4" = 1/4" SCALE

PROPOSED PLANT LEGEND
TREES
SIZE COMMENTS
1. 1/4" = 1/4" SCALE

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CONCEPTUAL
PLANTING PLAN

MAY 15, 2007

ABRAZO EAST VALLEY HOSPITAL AT THE ARIZONA HEALTH & TECHNOLOGY PARK



ME SA
7227 N. 4th St., Suite 140
Phoenix, AZ 85020
Phone: 602.955.1100
Fax: 602.955.1101
E: info@abrazohealth.com
W: www.abrazohealth.com



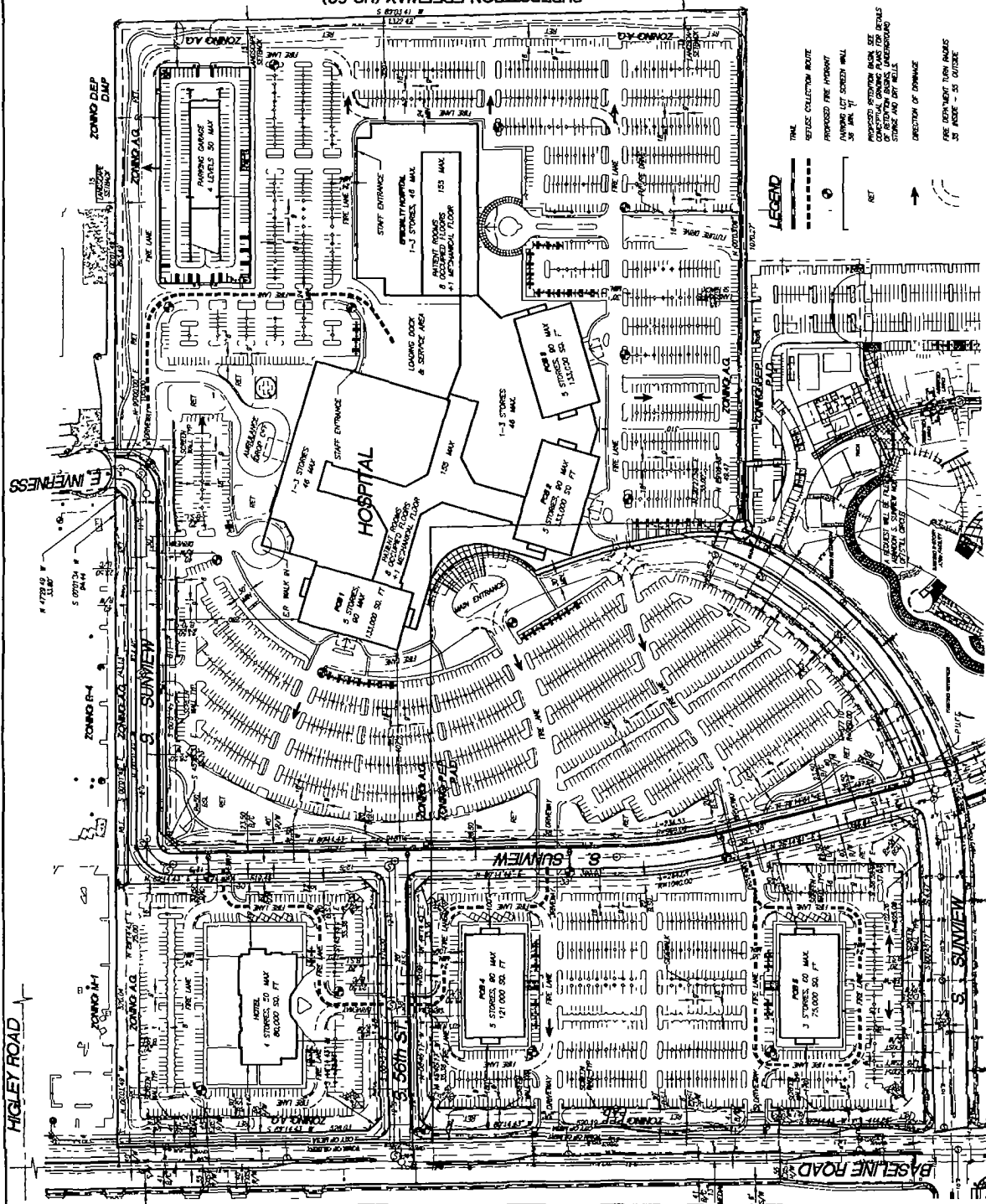
ES&S
Environmental Science & Services, Inc.
1000 North Central Expressway, Suite 100
Phoenix, AZ 85028
Phone: 602.955.1100
Fax: 602.955.1101
E: info@esands.com
W: www.esands.com

CONCEPTUAL PLANTING PLAN

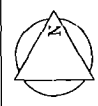
APPROVED PLANS
— CITY COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

59-102



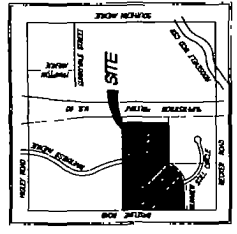
MASTER SITE PLAN



APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

59-02



VICINITY MAP
SUNVIEW
HIGLEY ROAD
BASELINE ROAD
SUPERSTITION FREEWAY
MESA

Site Data Table
1) Proposed Zoning P.E.P. - M-1
2) Land Area
3) Proposed Development
4) Lot 1
5) Lot 2
6) Lot 3
7) Lot 4
8) Lot 5
9) Lot 6
10) Lot 7
11) Lot 8
12) Lot 9
13) Lot 10
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CAMPUS
MASTER
PLAN

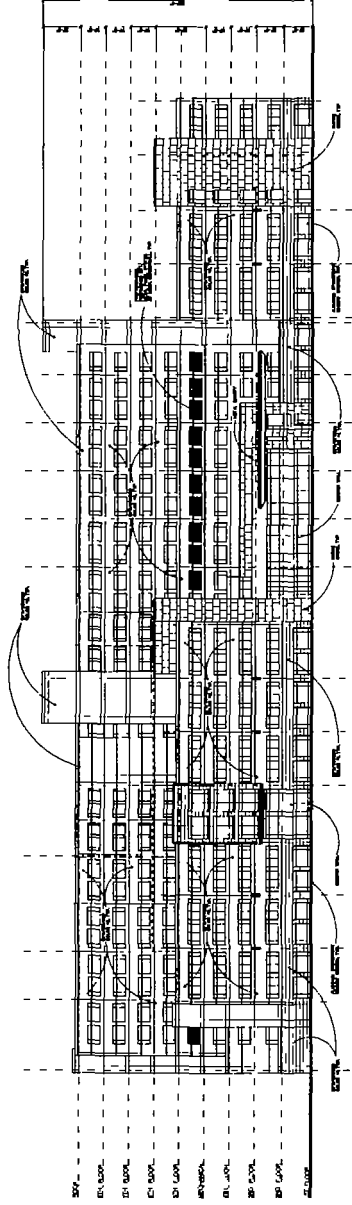
HOSPITAL MASTER PLAN
PHASE I & II ADDITIONS

APRIL 08, 2007

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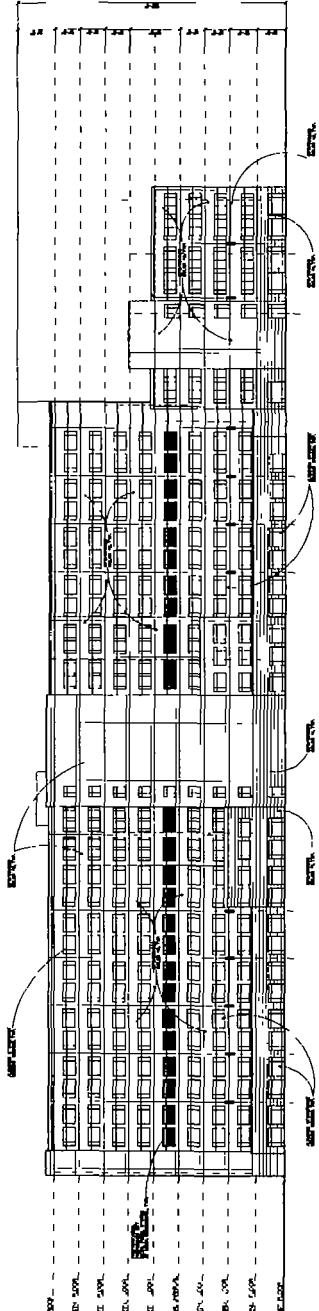
MSVA

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MAIN HOSPITAL - SOUTH ELEVATION

WITH PHASE I AND PHASE III POB ADDITIONS



MAIN HOSPITAL - WEST ELEVATION

WITH PHASE I AND PHASE III POB ADDITIONS

APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07

WITH STIPS: YES ☒ NO ☐

HOSPITAL ELEVATIONS

PHASE I POB PHASE II HOSPITAL, AND PHASE IV POB

207-65

CAMPUS
MASTER
PLAN

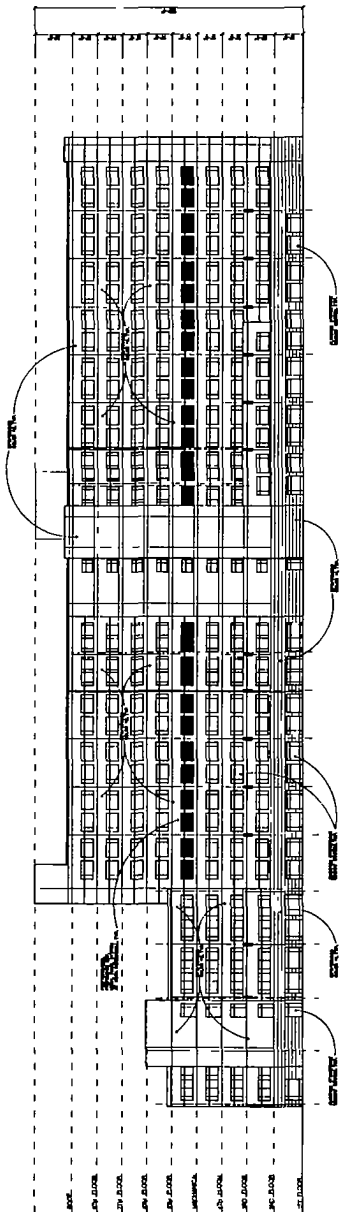
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PHASE I & II ELEVATIONS

APRIL 04, 2007

ABRAZO EAST VALLEY HOSPITAL

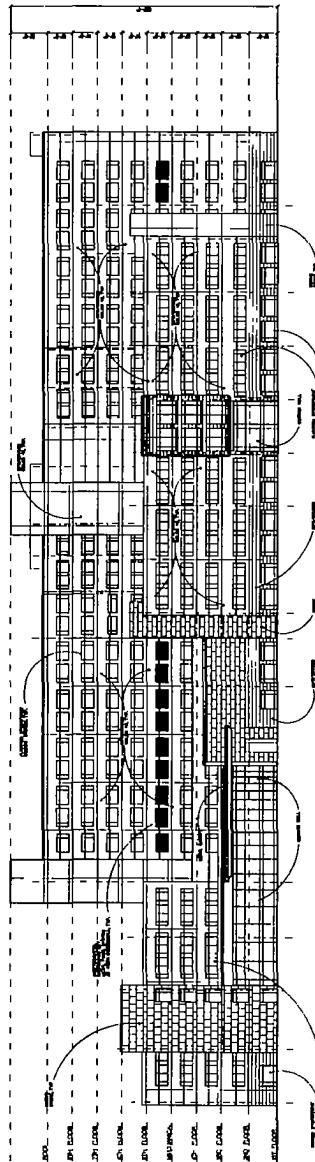
M E S A

ESA
East Valley Association
of Architects
1000 North 10th Street
Phoenix, AZ 85004
Tel: 602.254.1000
Fax: 602.254.1001



MAIN HOSPITAL - NORTH ELEVATION

WITH PHASE I AND PHASE III POB ADDITIONS



MAIN HOSPITAL - EAST ELEVATION

WITH PHASE I AND PHASE III POB ADDITIONS

APPROVED PLANS
CITY COUNCIL

DATE: 7/19/07
WITH STIPS: YES ☒ NO ☐

HOSPITAL ELEVATIONS

PHASE I POB PHASE II HOSPITAL, AND PHASE IV POB

207-65

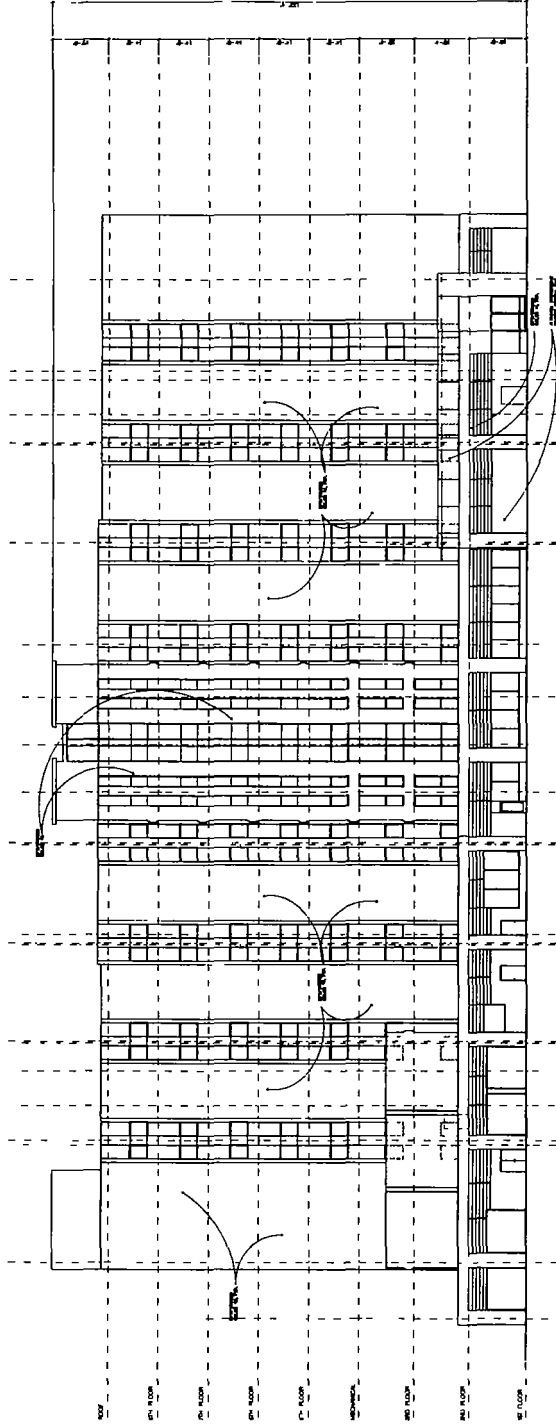
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CAMPUS
MASTER
PLAN

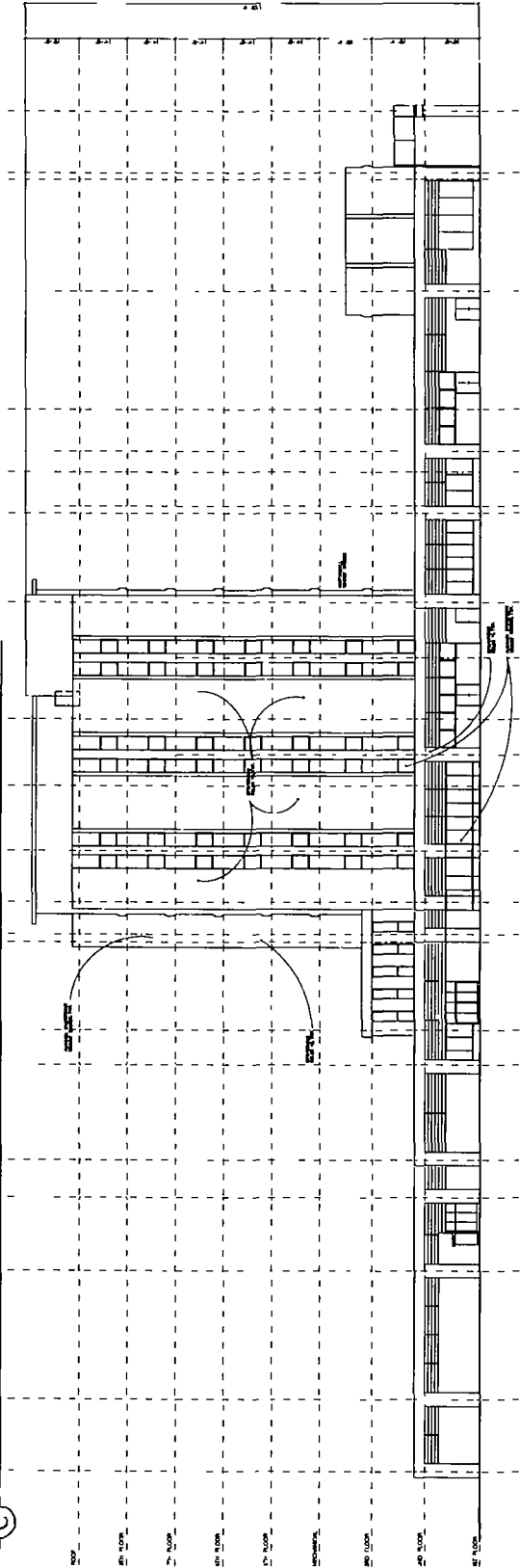
SPECIALTY HOSP
ELEVATIONS

APRIL 03, 2007

ABRAZO EAST VALLEY HOSPITAL



PHASE III SPECIALTY HOSPITAL - WEST ELEVATION



PHASE III SPECIALTY HOSPITAL - NORTH ELEVATION

PHASE III SPECIALTY HOSPITAL - ELEVATIONS
APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

207-65

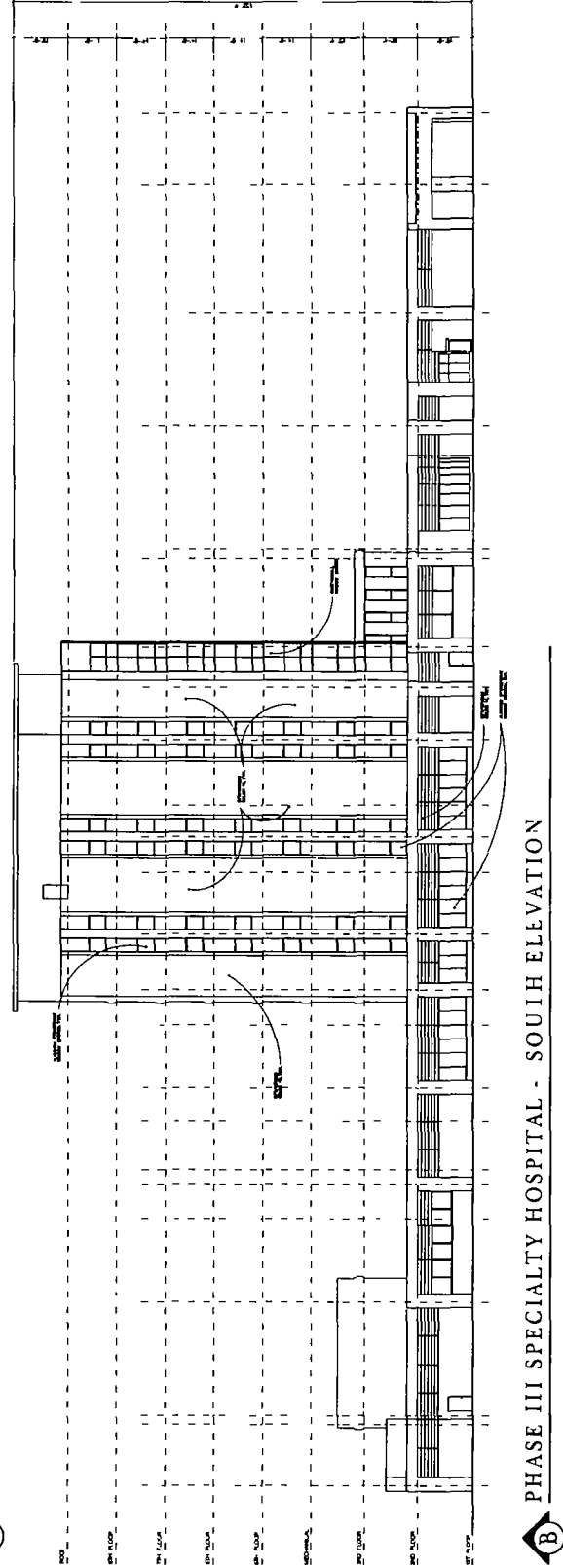
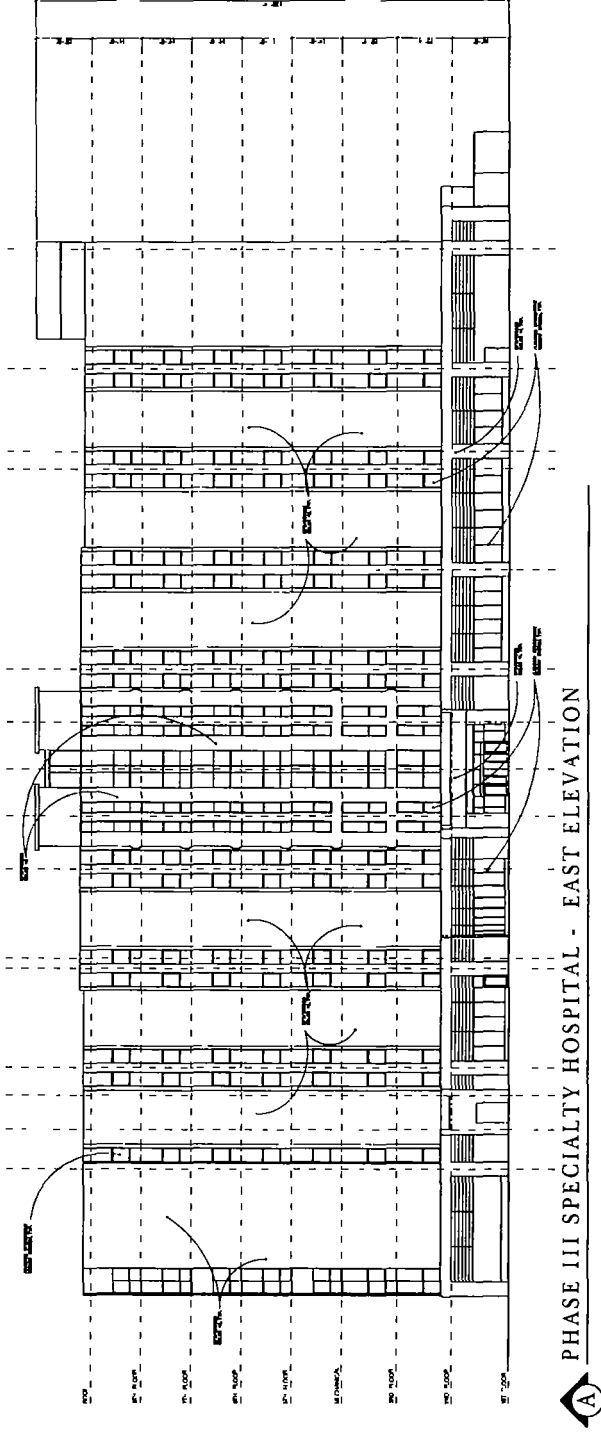
CAMPUS
MASTER
PLAN

SPECIALTY HOSP
ELEVATIONS

APRIL 03 2007

ABRAZO EAST VALLEY HOSPITAL

M S A

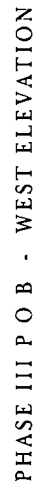


59.102

PHASE III SPECIALTY HOSPITAL - ELEVATIONS

APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STIPS YES ☒ NO ☐



207-65

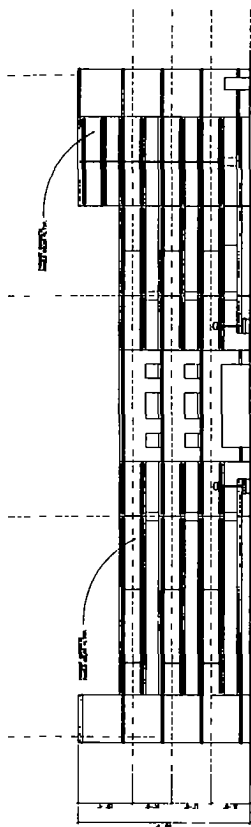
CAMPUS
MASTER
PLAN

PHASE IV GARAGE
ELEVATIONS

APRIL 03 2007

ABRAZO EAST VALLEY HOSPITAL

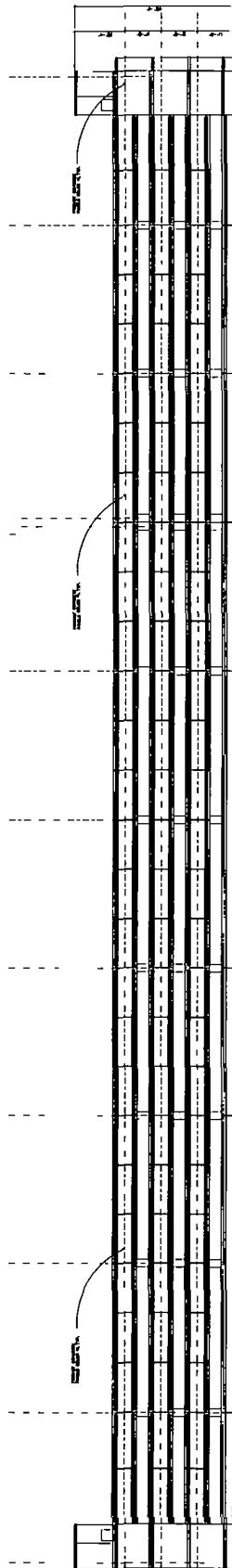
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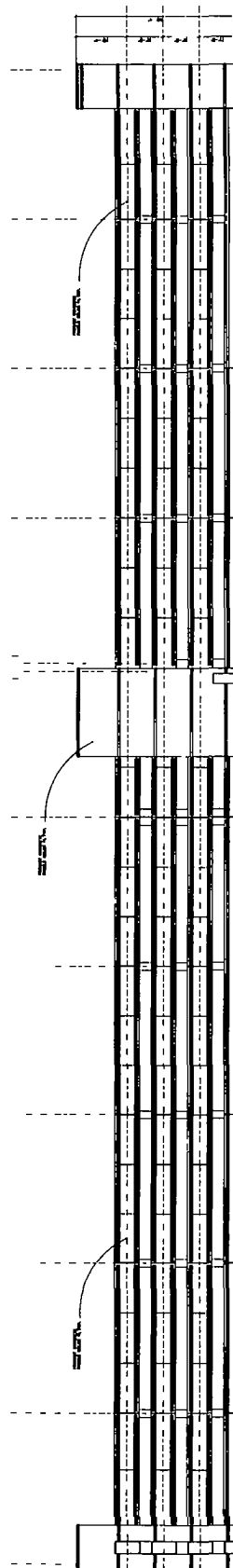
PHASE IV PARKING GARAGE - NORTH ELEVATION



PHASE IV PARKING GARAGE - SOUTH ELEVATION



PHASE IV PARKING GARAGE - WEST ELEVATION



PHASE IV PARKING GARAGE - EAST ELEVATION



APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07

WITH SHIPS YES ☒ NO ☐

PHASE IV PARKING GARAGE - ELEVATIONS



207-65

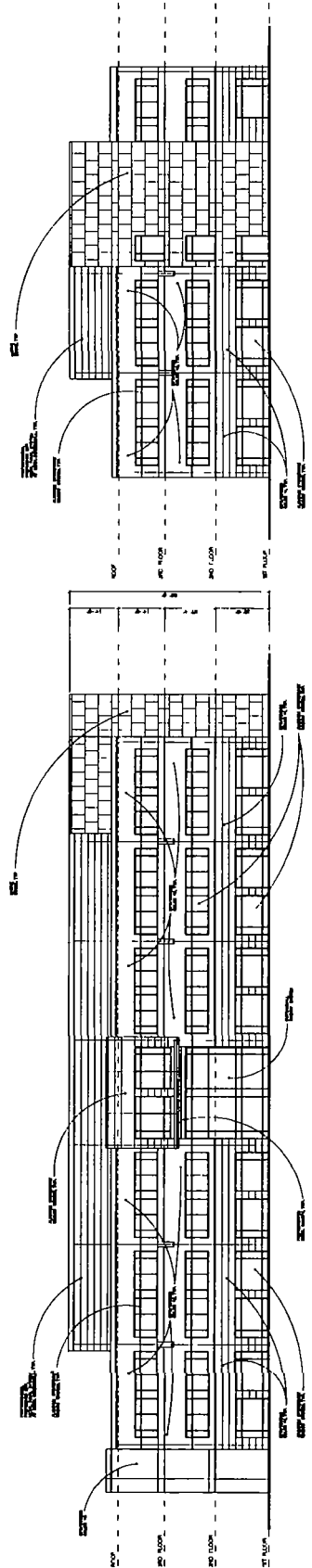
APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STIPS. YES ☒ NO ☐

CAMPUS
MASTER
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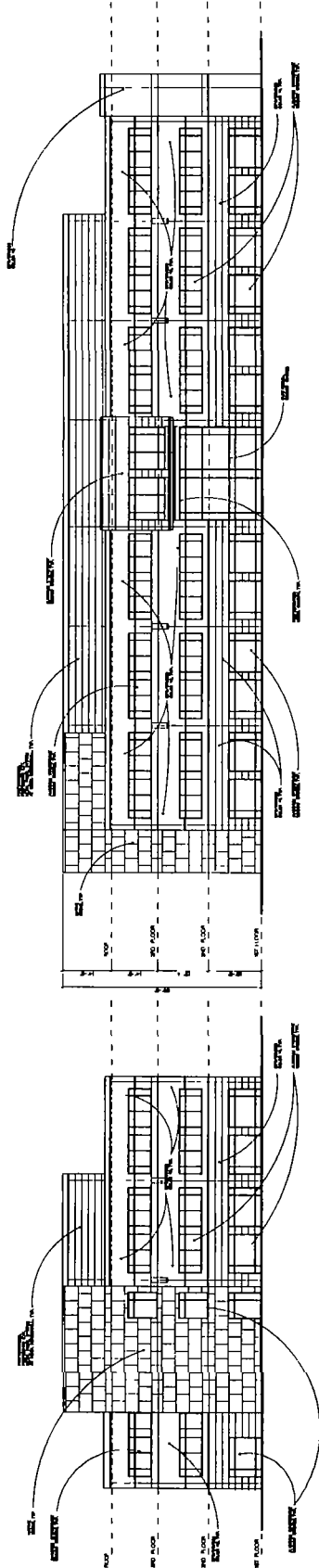
P O B VI
ELEVATIONS

APRIL 09, 2007



A PHASE VI POB - EAST ELEVATION

B PHASE VI POB - NORTH ELEVATION



C PHASE VI POB - SOUTH ELEVATION

D PHASE VI POB - WEST ELEVATION

ABRAZO EAST VALLEY HOSPITAL

MESA

PHASE VI PHYSICIAN OFFICE BUILDING - ELEVATIONS



59-102

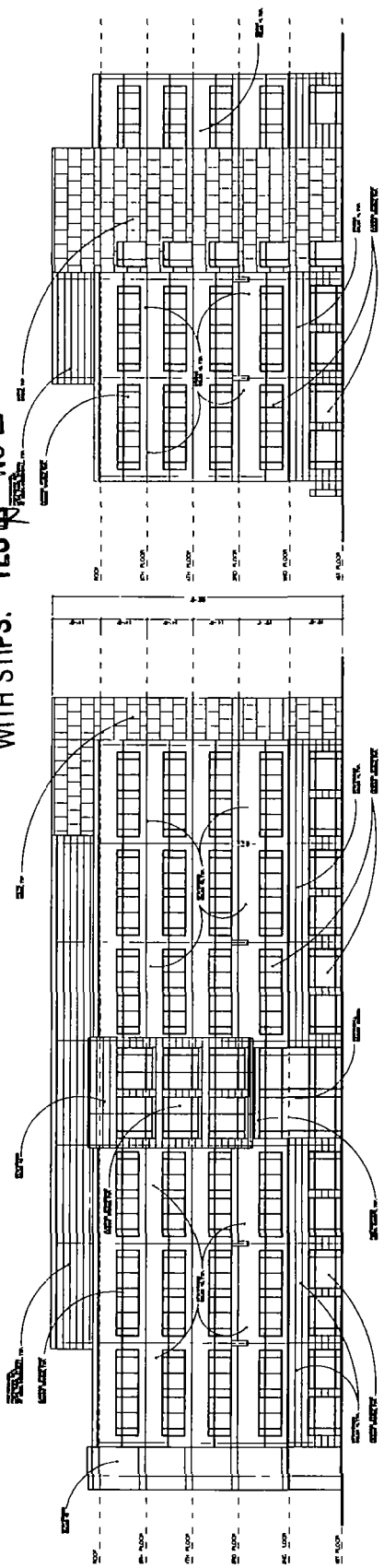
APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

CAMPUS
MASTER
PLAN

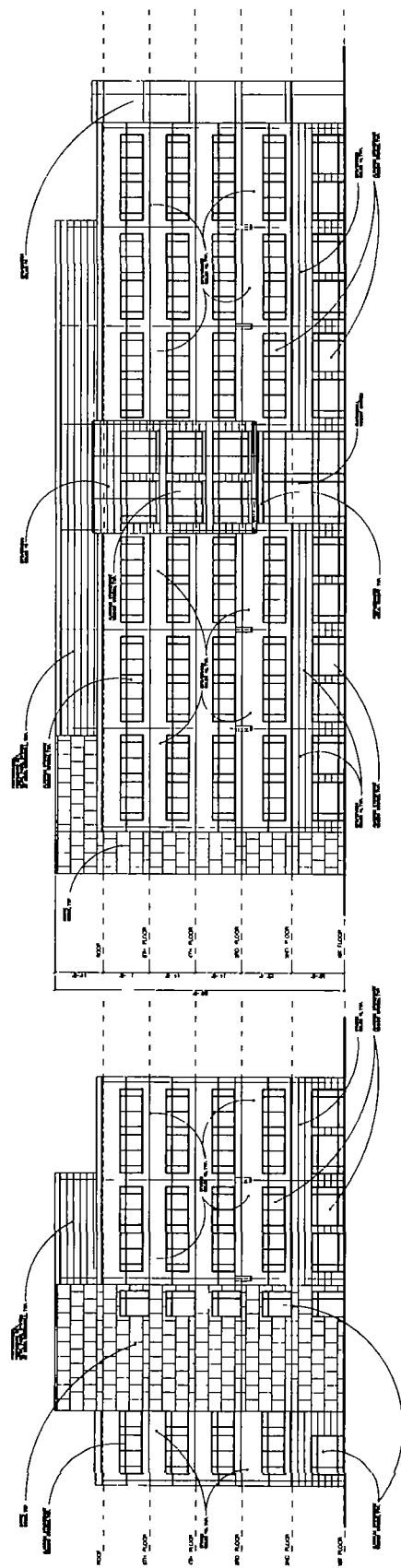
P O B VII
ELEVATIONS

APRIL 03, 2007



D PHASE VII P O B - EAST ELEVATION

B PHASE VII P O B - NORTH ELEVATION



C PHASE VII P O B - SOUTH ELEVATION

A PHASE VII P O B - WEST ELEVATION

ABRAZO EAST VALLEY HOSPITAL

M P S A



PHASE VII PHYSICIAN OFFICE BUILDING - ELEVATIONS

207-65

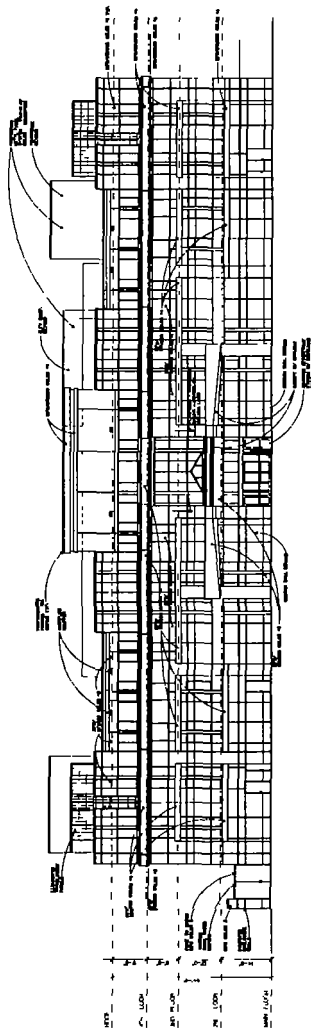
APPROVED PLANS
CITY-COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

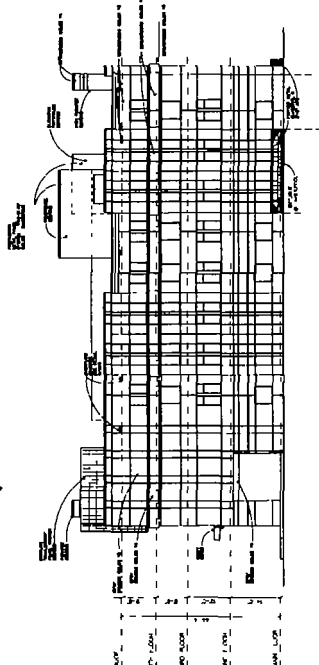
CAMPUS
MASTER
PLAN

HOTEL VIII
ELEVATIONS

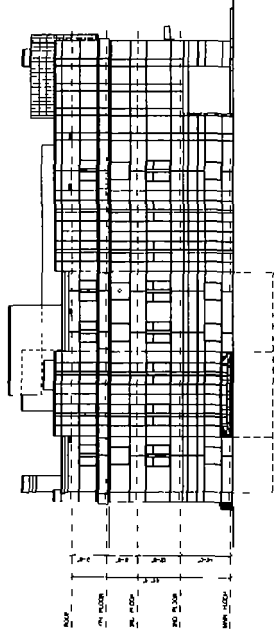
APRIL 03, 2007



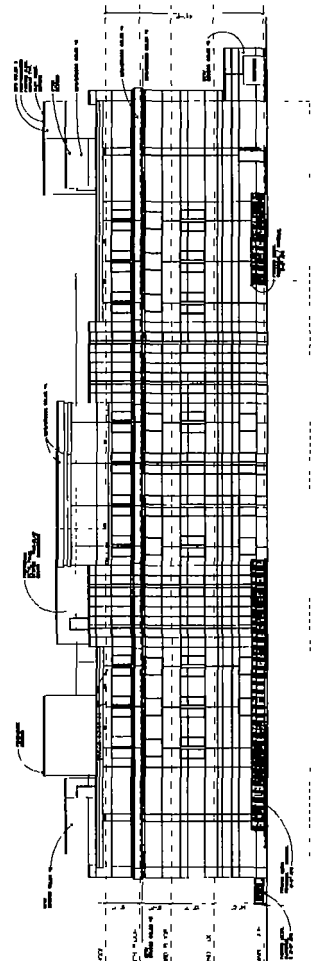
A PHASE VIII HOTEL - EAST ELEVATION



B PHASE VIII HOTEL - NORTH ELEVATION
COLORS SIMILAR ON SOUTH ELEVATION



C PHASE VIII HOTEL - SOUTH ELEVATION
COLORS SIMILAR TO NORTH ELEVATION



D PHASE VIII HOTEL - WEST ELEVATION

PHASE VIII HOTEL - ELEVATIONS



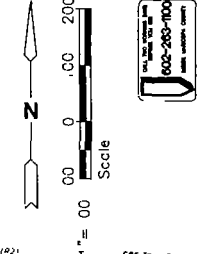
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www.esa.com

ABRAZO EAST VALLEY HOSPITAL

207-65

DOI: 10.1002/for

DRAWINGS



PRELIMINARY
PLAT
SHEET 2 OF 2

DATE	10/31/20
PROJECT NO.	00000000
DATE	10/31/20
PROJECT NO.	00000000

**Ernst Kuhn
& Associates Inc**
7727 N 80th St Suite 14
Phoenix, Az 85020

CAMPUS
MASTER
PLAN

PHASING PLAN

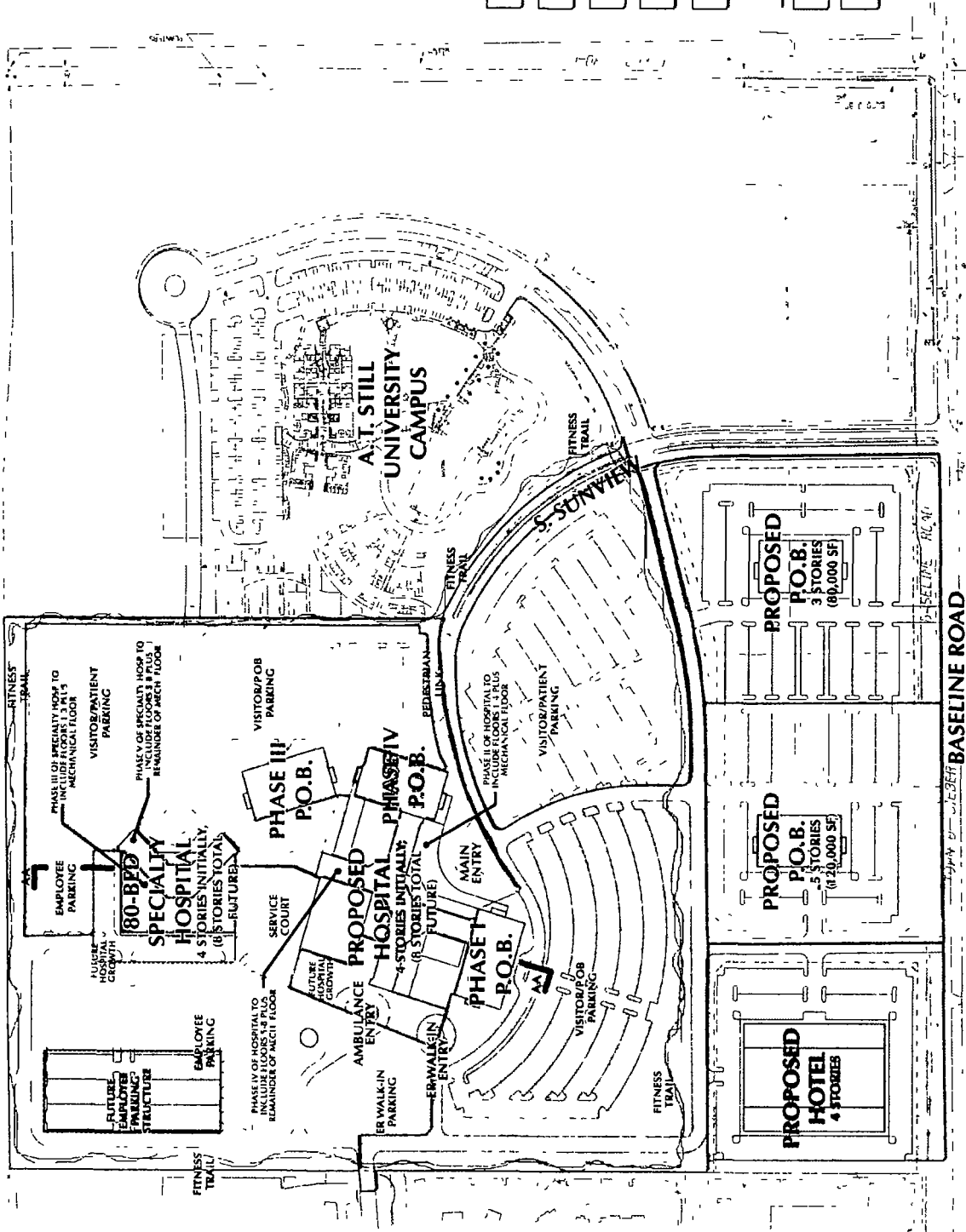
MAY 15, 2007

ABRAZO EAST VALLEY HOSPITAL

MESA



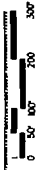
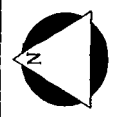
SUPERSTITION FREEWAY (US60)



- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8

APPROVED PLANS
CITY COUNCIL

MASTER SITE PLAN
PROPOSED PHASING PLAN



DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

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Abrazo East Valley Hospital

**Northwest Corner of the Sunview Drive
and Baseline Road**

Requests for:

**PEP Rezoning, DMP Overlay
and Council Use Permit**

APPROVED PLANS
CITY COUNCIL

DATE: 7/9/07
WITH STPS YES ☒ NO ☐

**Prepared for
City of Mesa, Arizona**

**April 3, 2007
May 15, 2007 (revised)**

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ABRAZO EAST VALLEY HOSPITAL

Introduction

This is a request by Abrazo Healthcare (VHS Acquisition Subsidiary No. 11, Inc.) to rezone 80.6 acres to Planned Employment Park (PEP) with a Development Master Plan (DMP) overlay and preliminary plat for a new Hospital Medical Center with a support campus in conjunction with the existing Arizona Health and Technology Park. The site is located west of Recker Road at Sunview Drive, north of Baseline Road west of the existing A.T. Still University (see Vicinity/Aerial Map, Tab A). The subject site is currently zoned PEP PAD and AG (see Zoning Map, Tab B).

The site is designated as Business Park on the City of Mesa General Plan Land Use Map (see General Plan Land Use Map, Tab C). The proposed use as a hospital campus conforms to the General Plan designation. It will provide a significant employment opportunity for the City of Mesa, which is a major goal of the General Plan.

We believe the medical campus can be best accommodated with PEP DMP zoning for the site. The DMP overlay will establish the Master Plan for the campus as well as allow additional building height necessary for the project. The maximum building height for the PEP zoning district is two stories/40 feet.

In conjunction with the rezoning, a Council Use Permit (CUP) is also being requested to allow for potential development of a pharmacy on the site in the future. The CUP is necessary due to the Ordinance restriction of a maximum 10,000 square feet for a single retail user. The CUP request is for a maximum 15,000 square feet of retail for a pharmacy within one of the physician office buildings along Baseline Road.

This project as envisioned will be developed over a number of years due to the size and magnitude of the project. The focus of the medical campus is a hospital with three associated physician office buildings (POB) and a specialty hospital (see Master Site Plan, Tab D). In addition, there are two additional POBs and a hotel proposed along Baseline Road. A phasing plan for the project is provided to give a general outline of development though the timing and actual schedule of development are dependent on market conditions (see Phasing Plans, Tab E). The preliminary plat provides three lots: 1) hospitals and support POBs; 2) Baseline Road POBs; and, 3) Hotel (see Preliminary Plat, Tab F). The following outlines the development plans for the healthcare campus.

Hospital Medical Center

The centerpiece of the development is a 428-bed hospital. Also planned is a closely associated specialty hospital with 80 beds. The combined hospitals will have a capacity of 508 beds and will ultimately encompass 750,000 square feet of building area. The hospital is proposed for a height of eight stories plus a mechanical floor while the specialty hospital is proposed for a height of seven stories plus a mechanical floor. Both hospitals will be built in phases with four stories plus a mechanical floor initially constructed on the hospital and three stories plus a mechanical floor constructed on the specialty hospital, and an additional four stories in the future for each (see Tab E). The specialty hospital may opt for an additional floor if the demand is met at the time of construction of the second phase of development. Parking and square footages indicated take the potential ultimate into consideration though the elevations and phasing plans at this time only indicate a total of seven stories plus a mechanical floor.

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CITY COUNCIL

DATE: 7/9/07
WITH STAFF: YES ☒ NO ☐

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In conjunction with the hospitals are three POBs. The proposed build-out of these three buildings is 400,000 square feet. The maximum height of the POBs is five stories/90 feet. Parking needs for the Hospital Medical Center will largely be accommodated with surface parking lots around the buildings. These lots will have convenient access to the hospitals and associated medical office buildings. As the Hospital Medical Center builds out, a four-story parking structure in the northwest corner of the project for employee parking will be constructed to meet parking needs. That garage will contain 910 spaces with a maximum height of 50 feet. The Hospital Medical Center will require 3,875 parking spaces. The surface parking and structure will provide 3,875 parking spaces.

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CITY COUNCIL

DATE: 7/9/07
WITH STIPS YES ☒ NO ☐

Baseline Road

The medial campus parcel along Baseline Road will provide two additional POBs that may contain ground floor retail (see Tab D). There may also be the possibility of some freestanding retail buildings that would support and reinforce the Medical and University campuses. The maximum building area for this phase of the development is 196,000 square feet with a maximum building height of five stories/90 feet. There will be 992 surface parking spaces provided. The required number of parking spaces for the proposed building area and uses is 980.

A Hotel would be a beneficial land use for this campus. As shown on the Master Site Plan, a hotel is shown at the southwest corner of the site and would be developed when market conditions dictates. Staff had suggested during the Pre-submittal Conference that the hotel be located adjacent to Sunview Drive, but the desired emphasis of the project should be the hospital and medical campus and Sunview Drive is the primary entrance to the project. The hotel use would provide services that support the Medical and University campuses. The maximum building area is proposed for 80,000 square feet with a maximum building height of four stories/60 feet.

Development Statistics

BUILDING	LOT AREA (NET)	STORIES/ HEIGHT	SQUARE FEET	PARKING SPACES PROVIDED	PARKING FORMULA
Lot 1	53.3 Acres				
Hospitals		8 stories plus mechanical floor/155 feet	750,000 Total	1,875	1/400 GSA
POB 1, 2 & 3		5 stories/90 feet	400,000 Total	2,000	1/200 GSA
Parking Deck		4 levels above grade/50 feet		910 included in 3,875 for Hospital & POBs	
Lot 2	13.4 Acres				
POB 1 & 2		3-5 stories/90 feet	196,000 Total	992	1/200 GSA
Lot 3	6.5 Acres				
Hotel		4 stories/60 feet	80,000 Total	386	1 per room; 1/75 sq ft public area

Building Architecture

The architecture for the new Abrazo East Valley Hospital campus will consist of an architectural vocabulary similar to that of the Mesa/Phoenix area and surrounding context (see Elevations, Table G). The building forms will be simple in nature and utilize a combination of EIFS/Stucco, punched window openings, glass curtain wall systems, and native stone for key architectural elements. Colors to be utilized will be more of a neutral palette in the earth tone range, which include tan, brown, rust, warm greys, and flesh tones. The proposed parking structure will utilize pre-cast panels with colors similar to the palette described above.

Buildings will be sprinklered, Type 1 Fire Resistive construction throughout or as allowed by the building codes for specified uses. The hospital and specialty hospital shall be an institutional occupancy, however the POBs and hotel shall be considered a "B" occupancy.

The exterior cladding of the entrance canopies shall be a combination of pre-finished aluminum soffit and fascia panels. The structure for the new canopies shall be exposed structural steel painted to compliment the buildings.

Circulation and Access

A Traffic Impact Analysis (TIA) for the development has been prepared and submitted under separate cover. The main entry into the hospital and medical campus is from Baseline Road at Sunview Drive. The intersection of Sunview Drive and Baseline Road currently provides a traffic signal. A realignment of Sunview Drive is proposed for the project to connect to Inverness Avenue. The rationale for the realignment is explained below. A public street identified as 56th Street on the Master Site Plan is also proposed along the east side of the hotel site to Baseline Road.

Early in our planning process we became aware of the potential negative impacts that would be caused by the direct continuation of the Sunview-Inverness roadway as originally intended. The planned alignment did not provide sufficient contiguous land for the proposed hospitals and attached medical offices. Also, the speed of traffic on the Sunview-Inverness road would be detrimental to the desired campus environment and traffic calming measures would be inadequate in terms of safety.

The Master Site Plan provides a new public street from Sunview Drive to the west side of the development with continuation of the public street along the west boundary of the site to intersect with Inverness Avenue. The new public street is proposed to be named Sunview Drive. The existing Sunview Drive is proposed to become a private drive north of the intersection with the existing A.T. Still Circle. The concept for realignment of the Sunview-Inverness roadway was presented to the City of Mesa Traffic Engineer for review. The Traffic Engineer indicated that the concept of realigning the Sunview-Inverness public street connection as shown on the Master Site Plan was acceptable with the proposed ninety degree intersections and the Sunview-A.T. Still Circle intersection. The TIA indicates that at ultimate build-out of the project a traffic signal may also be necessary at the intersection of Sunview Drive and A.T. Still Circle.

Access is an important aspect of a hospital development. The hospitals require multiple access points from the proposed local streets for access to the Emergency Department, main public

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CITY COUNCIL

7/9/07

DATE:

WITH STIPS: YES ☒ NO ☐

entrance, staff parking and service loading docks. The proposed street network will provide the necessary access for the development.

We are working with the Town of Gilbert concerning the improvement of Baseline Road and the proposed new street intersection to be located at the east side of the hotel site. Gilbert has agreed to the intersection location and is proceeding with the design of Baseline Road improvements which are expected to be bid in June 2007. The owner will dedicate the necessary right-of-way and easements for the completion of Baseline Road improvements adjacent to the project. The Town project will widen and improve Baseline Road to six lanes with a raised median.

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CITY COUNCIL

DATE: 7/9/07
WITH STIPS YES ☒ NO ☐

Overall Parking

A parking table is provided below to illustrate adequate parking is provided throughout the phased development of the project.

PHASE	BUILDINGS PER PHASE W/SQUARE FOOTAGES	PARKING PROVIDED (CUMULATIVE)	PARKING REQUIRED (CUMULATIVE)
1	POB - 133,333 sq ft	702 (702)	667 (667)
2	Hospital (Phase I) - 275,000 sq ft	1,210 (1,912)	688 (1,355)
3	Specialty Hospital (Phase I) - 100,000 sq ft; POB - 133,333 sq ft	1,124 (3,036)	917 (2,272)
4	Hospital (Phase II) - 275,000 sq ft; POB - 133,333 sq ft	910 (3,946)	1,353 (3,625)
5	Specialty Hospital (Phase I) - 100,000 sq ft	0 (3,946)	250 (3,875)
6	POB - 75,000 sq ft	575 (4,521)	375 (4,250)
7	POB - 121,000 sq ft	417 (4,938)	605 (4,855)
8	Hotel - 140 rooms, 16,000 sq ft public assembly	386 (5,324)	353 (5,208)

Pedestrian Access

We would like to emphasize the importance of pedestrian use of the site. It is a planning goal of this process to not only reinforce the campus master plan established with A.T. Still University, but also to underscore that our master plan demonstrates site wide pedestrian access routes with distinct interconnections to promote the campus effect and reduce intra-site vehicular traffic. The proposed plan incorporates a major pedestrian link between the hospital main entrance and the University and YMCA buildings to the east. Additionally, the plan shows a fitness trail that meanders around the

perimeter of the hospital campus through landscape and retention setback areas. Sidewalks will be provided through parking areas for the convenience of patients, visitors and staff accessing the medical campus.

Landscaping

Landscaping is planned along roadways, open spaces and throughout parking areas, continuing the theme established by the A T. Still University (see Conceptual Landscape Plan, Tab H). A campus concept of hardscape and plantings with open vistas to the main buildings and centers of interest is intended to support site wide pedestrian linkages throughout the total complex.

A street tree theme has been started with the University development along Sunview and A.T. Still Circle. This concept will be continued along the new proposed streets. The landscape plan will provide for consistent landscape materials that promote outdoor activity and low water consumption, and minimize maintenance.

Drainage

The site does not receive offsite flows due to its location south of the Superstition Freeway/U.S. 60. Immediately south of Baseline Road lies the Town of Gilbert. There does not appear to be an adequate drainage outfall for this site. Staff indicated in the Pre-submittal Conference that the use of drywells would be acceptable for the development. We will utilize landscaped retention basins in accordance with City of Mesa standards to meet a portion of the campus retention obligations. Over time, we believe that a substantial amount of underground retention will be needed on some or all of the parcels on this campus (see Master Drainage Plan, Tab I). A Preliminary Master Drainage Report has been prepared for the project and submitted under separate cover.

Conclusion

As mentioned above, there are three specific requests in regards to this application. The requests are as follows:

- Rezone 80.6 acres from PEP PAD and AG to PEP DMP to accommodate a master planned medical campus with a maximum building height of eight stories/155 feet.
- Approve a CUP for one single retail user with a maximum square footage of 15,000 square feet to accommodate a potential retail pharmacy within one of the physician office buildings along Baseline Road.
- Approve a preliminary plat for the 80.6 acre site.

The project conforms to the General Plan and will provide employment opportunities for City of Mesa residents. The site design will compliment the existing University to the east and create a campus atmosphere for the development. For these reasons and others provided throughout the narrative, the proposed master plan for the Hospital Medical Center and support campus is an appropriate and ideal proposal for this site and area.

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CITY COUNCIL

DATE: 7/9/07
WITH STIPS: YES ☒ NO ☐

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CITIZEN PARTICIPATION REPORT
Case #Z07-065

Abrazo East Valley Hospital

Northwest Corner of Sunview and Baseline Road

**Rezoning to PEP with DMP Overlay
and Council Use Permit**

**Prepared for
City of Mesa, Arizona**

June 6, 2007

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CITIZEN PARTICIPATION REPORT Abrazo East Valley Hospital

Overview

This Citizen Participation Report was prepared in accordance with the City of Mesa Citizen Participation Ordinance (CPO) to summarize our results of citizen participation efforts on the rezoning to PEP with DMP Overlay and Council Use Permit requests for the Abrazo East Valley Hospital Campus. This report presents: 1) the techniques used for notification; 2) concerns raised and addressed, 3) concerns not addressed and reason or solutions towards those concerns, and 4) the overall results of the implementation of the Citizen Participation Plan.

The proposed hospital development is to be located on 80.6 acres at the northwest corner of Sunview and Baseline Road (see attached Vicinity/Aerial Map, Tab A). There are three requests associated with this proposal: Rezoning of the entire site to PEP, creation of a DMP overlay to accommodate master planning of the site and development standard modifications, and a CUP for a future 15,000 square foot pharmacy in one of the proposed physician office buildings along Baseline Road as required in the PEP zoning district.

Abrazo Health Care is proposing development of a hospital campus that will include a 428-bed hospital with three associated physician office buildings (POB) and an 80-bed specialty hospital as well as two additional POBs and a hotel along Baseline Road. The project will be built in multiple phases with each hospital being constructed in two phases each. The hospitals will ultimately be eight stories in height plus a mechanical floor.

This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Sign-in lists, letters, and other materials are attached.

Contact

Earl, Curley and Lagarde P.C.
Attn: Stephen C. Earl or Adrian Williamson
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Phone (602) 265-0094;
Facsimile (602) 265-2195
e-mail: searl@ecclaw.com, awilliamson@ecclaw.com

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Correspondence, Telephone Calls and Individual Meetings

- Earl, Curley & Lagarde sent out via first class mail a Neighborhood Meeting Invitation on May 17, 2007 to property owners of 207 area parcels within 1,000 feet of the subject property, as well as seven registered neighborhoods and HOAs within a half mile of the site (see attached letter, notification map and mailing list, Tab B). The Planning Department and City Council offices were also sent the invitation. The letter included an aerial photo identifying the subject site and a brief explanation of the project and purpose of the meeting.
- Earl Curley and Lagarde received one phone call and one email from area property owners regarding the project after mailing the Neighborhood Meeting Invitation. The names of the individuals are as follows:
 - Dan Parkhideh – May 15th
 - Michael Jones (email) – June 4th

Neighborhood Meeting

- A neighborhood meeting was held on May 31, 2007 at the A T. Still University east of the subject site. Seven area property owners attended the meeting (see attached Sign-In Sheet, Tab C). The meeting started at 6:00 pm and was held in an Open House format with presentation boards regarding the project distributed around the meeting room. Four Abrazo representatives were available throughout the meeting room to explain the project and answer questions. The meeting was very positive and concluded at about 7:00 pm.

Summary of Comments and Concerns

- Architecture, building height and building arrangement.
- Phasing of development
- Traffic and access.
- Noise from emergency helicopters.
- Property values.

Responses to Comments and Concerns

- Elevations and renderings of the proposed buildings were presented at the meeting showing the quality architecture envisioned for the project. The pedestrian connections and the trail that surrounds the hospital were also identified on a color

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site plan. The orientation of the emergency entrance and helipad were identified on the west side of the site.

- The project is proposed in eight phases with an anticipated build-out horizon of 15 to 20 years
- The traffic generation for the project will be incremental with each phase of development. The Town of Gilbert improvements to Baseline Road in the next two years will provide a major six-lane arterial street adjacent to the site. A traffic signal already exists at the main access to the hospital campus at Sunview and Baseline Road. A secondary access from Inverness will also be provided to the west side of the campus. Inverness connects to Higley Road at a traffic signal that is being installed with current Higley improvements. The current street facilities are adequate for early phases of the hospital campus development, and the other anticipated street improvements in the near future will provide appropriate transportation circulation for the traffic of the ultimate hospital campus and area as a whole
- Helicopters will not make frequent visits to the hospital since the hospital is not a level one trauma facility. The helipad is proposed in the northwest area of the site where surrounding buildings will assist in mitigating noise, and the flight paths will be along the Superstition Freeway
- It would not be anticipated that the property values would be affected by the proposed hospital campus except in a positive manner since this area is planned for Employment development
- Everyone has seemed pleased and satisfied with the proposed project and responses to their questions and concerns

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VICINITY/AERIAL MAP
ABRAZO EAST VALLEY HOSPITAL