

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Project Data Sheet**



City of Scottsdale Cash Transmittal

103393

103393
3 00822444
9/24/2015 PLN-1STOP
KWHEELER HPDC600552
9/24/2015 11:39 AM
\$1,000.00

Received From :

Banner Behavioral Health Hospital
7575 East Earll Drive
Scottsdale, AZ 85251
480-448-7500

Bill To :

Banner Behavioral Health Hospital
7575 East Earll Drive
Scottsdale, AZ 85251
480-448-7500

| | | | |
|---------------------------|------------------------|------------------------|-----------|
| Reference # | 475-pa-2015 | Issued Date | 9/24/2015 |
| Address | 7575 E EARLL DR | Paid Date | 9/24/2015 |
| Subdivision | SCOTTSDALE TENNIS CLUB | Payment Type | CHECK |
| Marketing Name | | Cost Center | |
| MCR | 169-29 | County | No |
| APN | 130-19-028B | Gross Lot Area | 0 |
| Owner Information | | NAOS Lot Area | 0 |
| Banner Health | | Net Lot Area | 0 |
| 2145 West Southern Avenue | | Number of Units | 1 |
| MESA, AZ 85202 | | Density | |
| 602-839-5990 | | Water Zone | |
| | | Water Type | |
| | | Sewer Type | |
| | | Meter Size | |
| | | QS | 15-45 |

| Code | Description | Additional | Qty | Amount | Account Number |
|------|--------------------------------|------------|-----|------------|-----------------|
| 3178 | DEVELOP REVIEW APPLICATION MCD | | 1 | \$1,000.00 | 100-21300-44221 |

SIGNED BY SUSAN SAVORINO ON 9/24/2015

Total Amount

\$1,000.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 103393

PROJECT NARRATIVE
Banner Behavioral Health Hospital
New Inpatient Building

DEVELOPMENT REVIEW
Narrative Report

Request for a Development Review
for a
New Inpatient Building

At the existing and operational
Banner Behavioral Health Hospital

Prepared for

Banner Health
2145 West Southern Avenue
Mesa, Arizona 85202

Prepared by

Bill Sheely
Suzanne Snow Severino
Orcutt | Winslow
3003 North Central Avenue, Sixteenth Floor
Phoenix, Arizona 85012

September 24, 2015

OVERVIEW

The new Inpatient Building at Banner Behavioral Health Hospital (BBHH) will be constructed on the east side of the existing hospital campus at the southwest corner of Miller Road and Earll Drive, within the Southern Scottsdale Character Area. This project will improve public health, safety, and welfare by increasing the quantity and quality of behavioral health facilities within the City of Scottsdale. Nationwide and within the greater Phoenix metropolitan area, a shortage of behavioral health facilities has diminished public safety and patient care as psychiatric patients have not received the mental health care they need in order to minimize danger to themselves and others. This facility will serve to improve and increase the quality, quantity, and accessibility of behavioral health care for Scottsdale residents. The existing facility currently serves a patient population of adults and adolescents; the patient population will increase in number, but not change in kind or severity.

This project on the existing campus of Banner Behavioral Health Hospital entails the demolition of the existing 600 building on the northeast corner of the site containing the Adobe, Villa, and AOC units, containing (38) beds, and the construction of a new two-story patient tower of approximately 80,000 gross square feet on the east side of the campus to accommodate (96) adult psychiatric inpatients within (4) units of (24) bed capacity each. Total bed count at conclusion of construction to be (154) beds. Project includes new indoor patient recreational and dining space, pharmacy, and building support space (mechanical, electrical, MDF and IDF, etc.), as well as outdoor courtyards for patient therapy and recreation. Project also includes site work, including reconfiguration and expansion of the existing parking areas. The existing facility is currently operating under a Conditional Use Permit. We hereby request that Development Board approval be granted for this project.

BUILDING DESIGN

The Character and Design Chapter of the Southern Scottsdale Community Area Plan establishes a variety of goals for development, and the new Inpatient Building at Banner Behavioral Health Hospital is compatible with all of these goals. In particular, the Inpatient Building will improve the quality of development in Southern Scottsdale in the following ways:

Goal CD 2: The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.

The Inpatient Building is designed to offer a space in which state-of-the-art behavioral healthcare can be delivered to Scottsdale residents. To that end, the facility will offer a variety of outdoor experiences to patients and staff, with a series of private courtyards featuring amenities for recreation and sports, outdoor seating, and meditation therapy gardens. These spaces will be enclosed to protect public and patient safety, yet will seamlessly blend with the building architecture and exterior materials palette in order to create a "normalized" outdoor environment. Both the private courtyards and the public streetscape along Miller Road will feature drought-tolerant landscape to beautify the existing pedestrian and transit corridor.

Goal CD 4: Site and building design of new development and redevelopment should respond to the Sonoran Desert climate.

The exterior architecture of the Inpatient Building, like all Banner buildings in Arizona, prominently features "Banner block". "Banner block" refers to a specific pattern of concrete masonry (CMU) that Banner has adopted in an effort to enforce the Banner visual brand through architecture. This pattern, which features four colors in three textures of masonry, is made of locally-sourced product, and its striated effect echoes the geologic patterns of canyon walls found in the Arizona desert. Vertical ribbons of glazing create a "waterfall" effect, subtly emphasizing the vital importance of water to life in the desert. These architectural elements, which are common to all Banner buildings, are arranged in a scale appropriate to the facility's suburban neighborhood setting and add visual interest to the public streetscape. The architectural massing of the Inpatient Building responds to the harsh low desert climate, as well. Much like the Saguaro cactus, the building's form allows the building to shade itself, while permitting daylight to penetrate into the interior spaces in order to enhance the patient experience and to visually connect inside and outside spaces. Shade fins protect the Inpatient Building from extreme sun and add visual interest. Drought-tolerant and indigenous landscape elements, as well as vegetated surface retention areas create a sense of place and beauty in public and private outdoor areas.

Goal CD 7: Protect low-scale single-family neighborhoods within Southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes, and sizes in the design of new development and redevelopment.

The new Inpatient Building is a two-story building, within an established suburban neighborhood context of one-story single-family and two-story multi-family residential development. These residences vary in style, with masonry ranch houses to the east of the site, Mediterranean-style condominiums to the south, and "modern pueblo" apartments to the north and west. The existing campus, constructed in the late 1970's, consists of one-story

structures, which will be improved and/or replaced over time to have an architectural character, massing, and size consistent with the Inpatient Building and the "Banner brand" as a whole. All new development on the campus will protect existing landscape buffers on the north, west, and south sides of the campus, and will improve the east buffer on Miller Road with landscape elements and lighting. Though the building form itself is not directly related stylistically to that of the single- or multi-family residences nearby, the building form and landscape have been designed to create a "soft boundary" on the public street in order to create visual interest and to avoid a monotonous, institutional appearance. By locating this facility within a suburban neighborhood, the facility can maximize the potential to offer patients a home-like, normalized environment in which to begin their journey to mental health and wellness.

SENSITIVE DESIGN PRINCIPLES

In addition, the design of the new Inpatient Building and its surrounding site are consistent with Scottsdale's *Sensitive Design Principles*. In particular, the building's orientation has been determined to enhance patients' views to private outdoor areas, while limiting their view to public streets to enhance public safety. Signature architectural elements, such as Banner block and metal shading elements, have been located to articulate important building entries, while breaking the mass of the building down to a neighborhood scale. The exterior building materials have been selected to honor the Sonoran Desert environment and the existing campus buildings, and provide visual interest to the public street. Important interior spaces, such as the patient activity rooms, dining area, and exercise spaces enjoy direct view and connection to a variety of private outdoor spaces in order to enhance the patient experience and promote healing. Landscape elements and topography soften the campus boundary by providing small retention areas, shade, and a sense of place to the street and sidewalk. Drought-tolerant and indigenous landscape elements will minimize landscape water use and celebrate the desert's unique character.

SITE LAYOUT & DESIGN

The site design of the new Inpatient Building has been planned to minimize disruption to the surrounding neighborhood and to the existing campus operations. The existing 600 building, east lawn, and basketball court will be demolished, and the new Inpatient Building will be constructed in their place. The north parking area will undergo minor expansion, while maintaining the existing main driveway and surrounding earth berms. The south parking

area will also undergo minor expansion, with realignment of the existing driveway included within the project scope. These improvements will preserve the existing flow of the site for ingress and egress. Accessible pedestrian and bicycle paths from public sidewalks and the bus stop at the northeast corner of the site will directly connect to the facility's main entrance with a sidewalk along the north side of the building from Miller Road. There will be no change to the location or design of ambulance or loading areas.

MECHANICAL EQUIPMENT

All mechanical equipment, appurtenances, and utilities will be screened from view. The air handling units that serve the Inpatient Building are to be located on the building's roof in the center of the building, in order to locate them as far as possible from the public street, and will be fully screened. The Central Plant, Electrical Rooms, SES, and Fire Riser are to be located in the building's interior on the southwest side. Rooftop chillers over the Central Plant will also be fully screened to reduce noise and view.

ADDITIONAL NOTES

The facility is not located within the Environmentally Sensitive Lands (ESL) Overlay District.

The facility is not located within the Historic Property (HP) Overlay District.

CONCLUSION

Banner Health is committed to providing excellent patient care in safe, modern facilities that improve the safety, accessibility, and delivery of behavioral health care for the benefit of the community. Furthermore, the construction of the facility and the associated site improvements will enhance the surrounding neighborhood and the city of Scottsdale as a whole. Banner Behavioral Health Hospital has an established history of safe, efficient, non-disruptive operation at its existing facility, and construction of the New Inpatient Building will provide benefit to the community for years to come.



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more of the development applications are related to another development application. City Staff may agree to process concurrently where one or more the development applications related to the approval of another development application upon receipt of a complete form signed by the property owner.

| Development Application Types | | |
|--|--|--|
| Please check the appropriate box of the types of applications that you are requesting to submit concurrently | | |
| Zoning | Development Review | Signs |
| <input type="checkbox"/> Text Amendment (TA) | <input type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) |
| <input type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> |

Owner: Bill Smith, Owner's Representative

Company: Banner Health

Address: 2145 West Southern Avenue, Mesa, AZ 85202

Phone: 480-543-3112

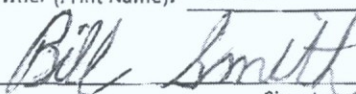
Fax: 480-412-4219

E-mail: bill.smith@bannerhealth.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications; 4) to placing a development application on hold in order to continue processing a concurrent development application that is related to an another development application; and 5) that upon completion of the City review(s) of the development applications, one or of the development application may not be approved.

Property owner (Print Name): Bill Smith

Title: Sr. Project Executive


Signature

Date: 7/20/15

Official Use Only:

Submittal Date: _____

Request: ☐ Approved or ☐ Denied

Staff Name (Print): _____

Staff Signature: _____

Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

Page 1 of 1

Revision Date: 03/04/2013

51-DR-2015#2
9/24/15



Development Application

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

| Zoning | Development Review | DR-Buildings | Signs |
|--|---|--|-------|
| <input type="checkbox"/> Text Amendment (TA) | <input checked="" type="checkbox"/> Development Review (Major) (DR) | <input type="checkbox"/> Master Sign Program (MS) | |
| <input type="checkbox"/> Rezoning (ZN) | <input type="checkbox"/> Development Review (Minor) (SA) | <input type="checkbox"/> Community Sign District (MS) | |
| <input type="checkbox"/> In-fill Incentive (II) | <input type="checkbox"/> Wash Modification (WM) | Other: | |
| <input type="checkbox"/> Conditional Use Permit (UP) | <input type="checkbox"/> Historic Property (HP) | <input type="checkbox"/> Annexation/De-annexation (AN) | |
| Exemptions to the Zoning Ordinance | Land Divisions (PP) | <input type="checkbox"/> General Plan Amendment (GP) | |
| <input type="checkbox"/> Hardship Exemption (HE) | <input type="checkbox"/> Subdivisions | <input type="checkbox"/> In-Lieu Parking (IP) | |
| <input type="checkbox"/> Special Exception (SX) | <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Abandonment (AB) | |
| <input type="checkbox"/> Variance (BA) | <input type="checkbox"/> Perimeter Exceptions | Other Application Type Not Listed | |
| <input type="checkbox"/> Minor Amendment (MA) | <input type="checkbox"/> Plat Correction/Revision | <input type="checkbox"/> | |

Project Name: Banner Behavioral Health Hospital New Inpatient Building

Property's Address: 7575 East Earll Drive, Scottsdale, Arizona 85251

Property's Current Zoning District Designation: C-0

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: Bill Smith, Owner's Representative

Agent/Applicant: Bill Sheely / Suzanne Snow Severino

Company: Banner Health

Company: Orcutt | Winslow

Address: 2145 West Southern Avenue, Mesa, AZ 85202

Address: 3003 N. Central Ave., 16th Floor, Phoenix, AZ 85012

Phone: 480-543-3112

Fax: 480-412-4219

Phone: 602-257-1764

Fax: 602-257-9029

E-mail: bill.smith@bannerhealth.com

E-mail: sheely.b@owp.com / severino.s@owp.com

Designer: Bill Sheely / Suzanne Snow Severino

Engineer: John Tuter

Company: Orcutt | Winslow

Company: Littlejohn

Address: 3003 N. Central Ave., 16th Floor, Phoenix, AZ 85012

Address: 7227 N. 16th Street, Suite 140, Phoenix, AZ 85020

Phone: 602-257-1764

Fax: 602-257-9029

Phone: 602-241-0782

Fax: 602-248-9158

E-mail: sheely.b@owp.com / severino.s@owp.com

E-mail: jtuter@leainc.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov

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Revision Date: 01/31/2013

51-DR-2015#2
9/24/15



Development Application

Review Methodologies

Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning, Neighborhood & Transportation

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

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