

**Banner Health
NWC of Loop 101 Freeway and Hayden Road
Scottsdale, Arizona
1209-PA-2021
Citizen Review Report
April 20, 2022**

Purpose:

The purpose of the Citizen Review Report is to provide the City of Scottsdale staff with information regarding the efforts that have been made by Banner Health ("Applicant") to inform property owners and stakeholders regarding Banner's proposed development for approximately 48 acres located at the northwest corner of Loop 101 Freeway and Hayden Road ("Property"). The proposed development includes a multi-story hospital facility and ancillary uses. The following requests will be submitted to the City of Scottsdale:

1. A zoning map amendment to confirm the State Land Department's allocation of Commercial Office ("C-O") zoning for the property.
2. A Conditional Use Permit to allow a hospital use with a helipad in the C-O zoning district.
3. Amended Development Standards for the Property to allow an increase in the building height.

By providing opportunities for citizen participation, Banner Health has ensured that those affected by these applications have had adequate opportunities to learn about and comment on the proposed applications.

Contacts:

The individuals responsible for coordinating the Citizen Review Plan activities are:

Susan E. Demmitt
Gammage & Burnham
40 North Central, 20th Floor
Phoenix, AZ 85004
602.256.0566

Vanessa MacDonald, Senior Planner
Gammage & Burnham
40 North Central Ave, 20th Floor
Phoenix, AZ 85004
602.256.4420

Citizen Outreach Activities:

In order to provide effective citizen participation in conjunction with the applications, the following actions have been taken to provide opportunities for feedback from surrounding property owners and interested stakeholders:

1. An open house neighborhood meeting was held on April 6, 2022 at 6:00 p.m. at Grayhawk Elementary School. Written notice of the neighborhood meeting was provided via first class mail to affected property owners within 750-feet of the development boundaries and notice to registered homeowner's association from a list provided by City of Scottsdale staff. Additionally, notices were sent to individuals on the citywide "interested parties" list and a sign was posted on

the property in compliance with the City's zoning ordinance. Twenty-four individuals attended the open house and reviewed the exhibits and engaged in questions-and-answers with the development team. Attached to this report are the notification materials used for the meeting, photos of the notification signs, sign-in sheets, and the exhibits that were shown and discussed at the meeting.

2. The applicant has followed up with the Grayhawk Homeowner's Association and is planning to present the project details at an upcoming meeting of the HOA. Notes from this meeting, as well as individual outreach with other interested neighbors and stakeholders will also be provided to the City.

Attachments:

1. Notification Letter
2. Notification Map
3. Notification Mailing List
4. Notification Sign photos and affidavit of posting
5. List of Attendees
6. Exhibits
7. Banner Health Talking Points and FAQ's



Real Estate Department
2901 N. Central Avenue, Suite 160
Phoenix, AZ 85012
bannerhealth.com

troy.freeman@bannerhealth.com

March 28, 2022

Re: Neighborhood Open House Meeting for NEC of Loop 101 and Hayden Road
City of Scottsdale; Pre-Application # 1209-PA-2021

Dear Property Owner and/or Interested Party:

Banner Health is proposing to develop a hospital and related medical uses on approximately 45 acres located at the northeast corner of the Loop 101 and Hayden Road (the "Property") (See the Attached: **Vicinity Map with Property Identified**). The Property is currently held in trust by the Arizona State Land Department. The Property is zoned as part of the Crossroads East PCD. The Commercial Office ("C-O") zoning classification will be allocated to the Property. Banner Health will also seek approval of a Conditional Use Permit and Amended Development Standards for additional building height. The proposed medical center campus will be developed in a manner consistent with the General Plan Character Area designation for this property, which is Employment Core.

We have scheduled a come and go Neighborhood Open House to discuss initial development plans and provide an opportunity for you to meet the development team. Please drop by anytime between 6:00 – 7:00 pm.

Date/Time: Thursday, April 6, 2022, 6:00 – 7:00 PM

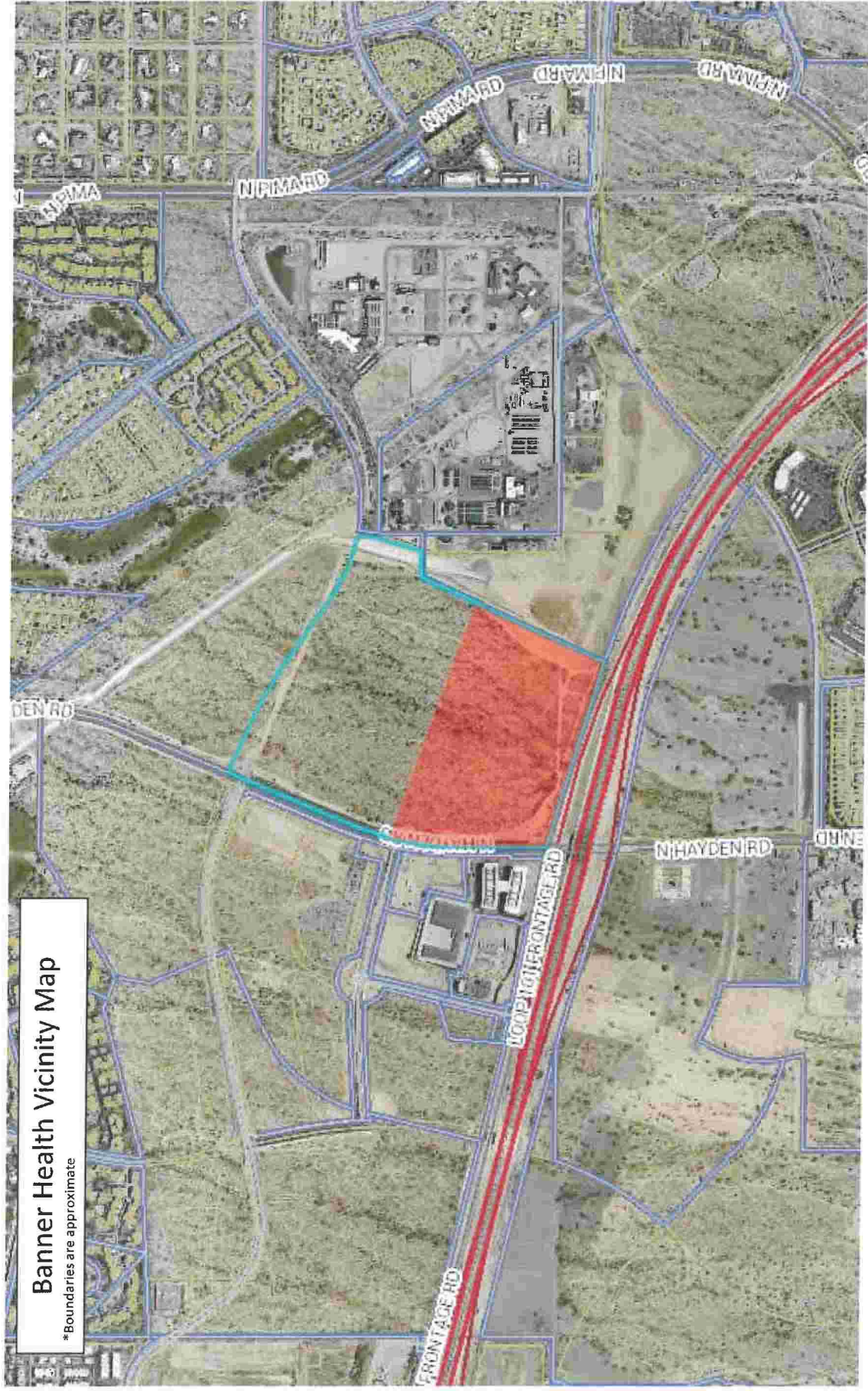
Location: Grayhawk Elementary School Media Center
7525 East Grayhawk Drive
Scottsdale, AZ 85255

If you have any questions regarding this meeting, please call Vanessa MacDonald at (602) 256-4420 or vmacdonald@gblaw.com, and she will be happy to answer any questions you may have regarding the proposed development. Additionally, the City of Scottsdale has assigned this case (1209-PA-2021) to Greg Bloemberg, Planning Coordinator, who may be reached at gbloemberg@scottsdaleaz.gov.

Best Regards,

A handwritten signature in blue ink, appearing to read "Troy".

Troy Freeman
Vice President, Real Estate Management



Banner Health Vicinity Map
*Boundaries are approximate



Real Estate Department
2901 N. Central Avenue, Suite 160
Phoenix, AZ 85012
bannerhealth.com

troy.freeman@bannerhealth.com

March 31, 2022

Re: Neighborhood Open House Meeting for NEC of Loop 101 and Hayden Road
City of Scottsdale; Pre-Application # 1209-PA-2021 **(See Correction Below)**

Dear Property Owner and/or Interested Party:

Banner Health is proposing to develop a hospital and related medical uses on approximately 45 acres located at the northeast corner of the Loop 101 and Hayden Road (the "Property") (See the Attached: **Vicinity Map with Property Identified**). The Property is currently held in trust by the Arizona State Land Department. The Property is zoned as part of the Crossroads East PCD. The Commercial Office ("C-O") zoning classification will be allocated to the Property. Banner Health will also seek approval of a Conditional Use Permit and Amended Development Standards for additional building height. The proposed medical center campus will be developed in a manner consistent with the General Plan Character Area designation for this property, which is Employment Core.

We have scheduled a come and go Neighborhood Open House to discuss initial development plans and provide an opportunity for you to meet the development team. Please drop by anytime between 6:00 – 7:00 pm.

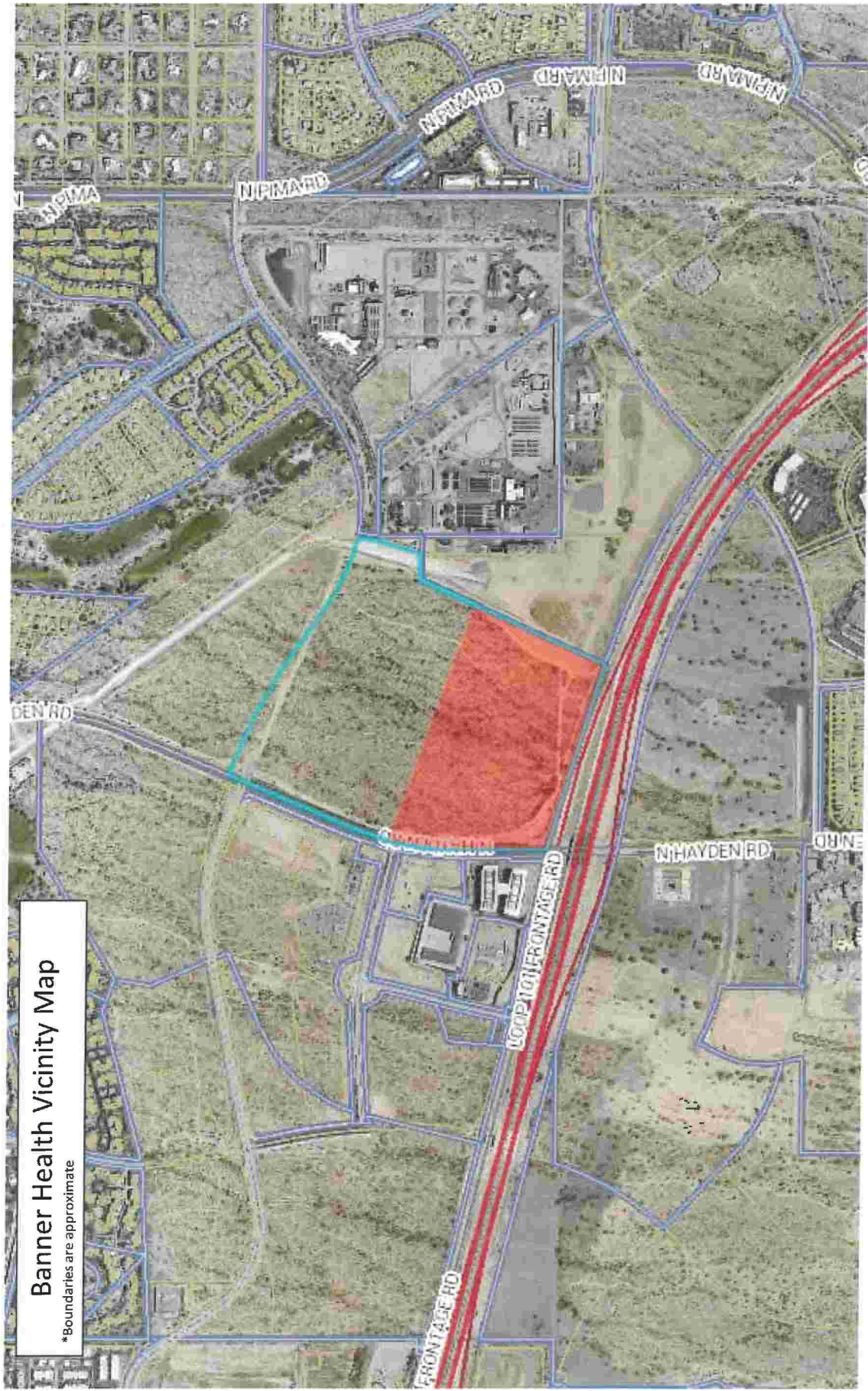
Date/Time: ~~Thursday~~ **Wednesday, April 6, 2022, 6:00 – 7:00 PM**

Location: **Grayhawk Elementary School Media Center**
7525 East Grayhawk Drive
Scottsdale, AZ 85255

If you have any questions regarding this meeting, please call Vanessa MacDonald at (602) 256-4420 or vmacdonald@gblaw.com, and she will be happy to answer any questions you may have regarding the proposed development. Additionally, the City of Scottsdale has assigned this case (1209-PA-2021) to Greg Bloemberg, Planning Coordinator, who may be reached at gbloemberg@scottsdaleaz.gov.

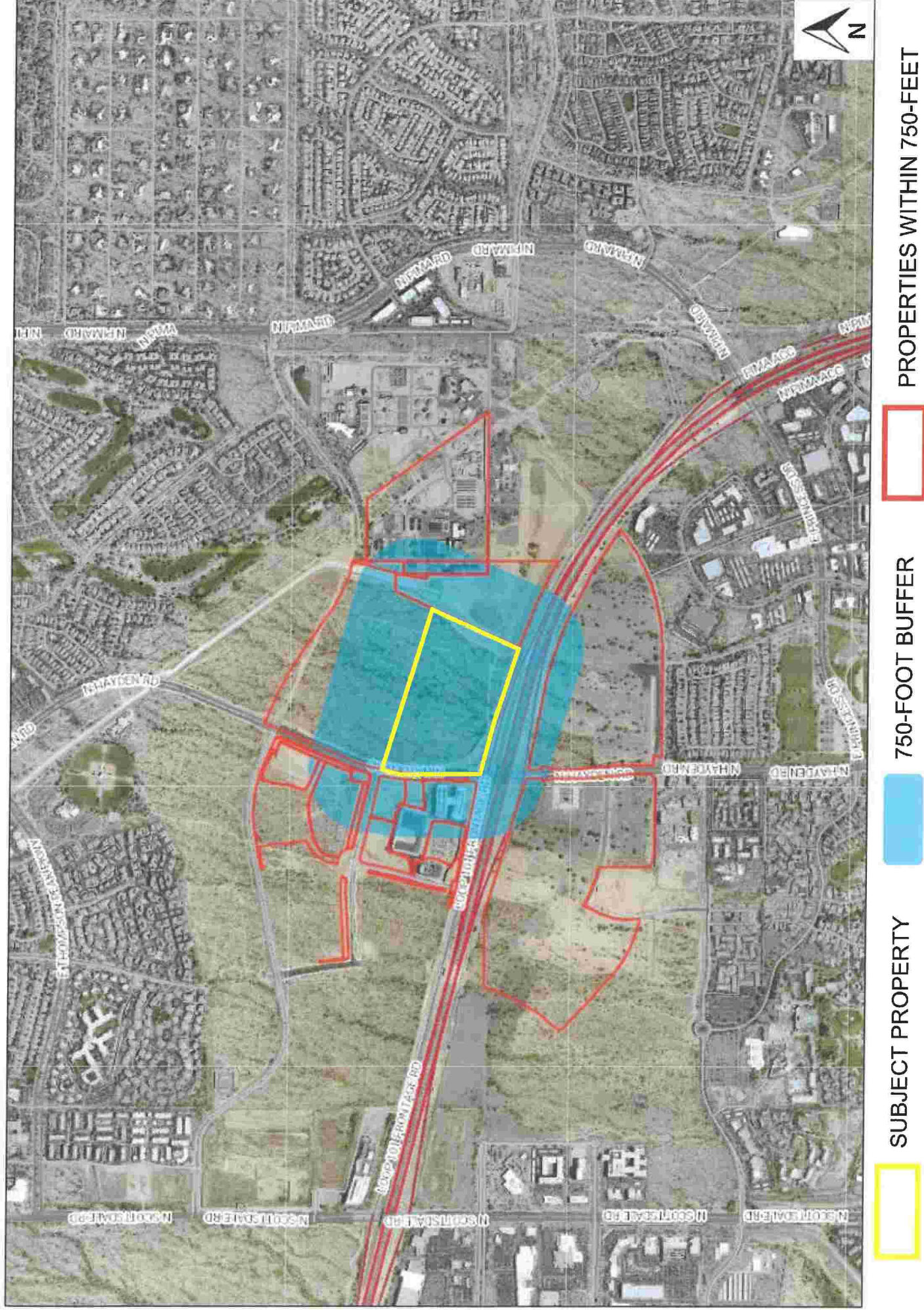
Best Regards,

Troy Freeman
Vice President, Real Estate Management



Banner Health Vicinity Map
*Boundaries are approximate

NOTIFICATION MAP – PROPERTY OWNERS WITHIN 750-FEET



EARLY PROJECT UNDER CONSIDERATION NOTIFICATION LIST - BANNER					
PROPERTY OWNERS WITHIN 750-FEET					
PROPERTY OWNER	MAILING ADDRESS	CITY	STATE	ZIP	
ARIZONA STATE LAND DEPT	60 COLUMBUS CIR 20TH FL	NEW YORK	NY	10023	
NWGH LLC	375 N FRONT ST SUITE 200	COLUMBUS	OH	43215	
SCOTTSDALE CITY OF	3939 N DRINKWATER BLVD	SCOTTSDALE	AZ	85251	
ARIZONA STATE LAND DEPT	1624 W ADAMS ST	PHOENIX	AZ	85007	
18700 HAYDEN ROAD LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215	
NRI CAVASSON LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215	
CAVASSON HOTEL LLC	375 N FRONT ST STE 200	COLUMBUS	OH	43215	
SCOTTSDALE CITY OF CP #9981	3939 CIVIC CENTER BLVD	SCOTTSDALE	AZ	85251	
AXON ENTERPRISES INC	12713 W ALMERIA RD	AVONDALE	AZ	85323	
ADJACENT NEIGHBORHOOD ASSOCIATIONS PROVIDED BY CITY OF SCOTTSDALE					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
GRAYHAWK COMMUNITY ASSN ATTN: MICHAEL FEE, PROPERTY MANAGER	7940 E THOMPSON PEAK PKWY, #102	SCOTTSDALE	AZ	85255	
THE RETREAT VILLAGE ASSN AT GRAYHAWK ATTN: CLIFF TAIT, BOARD MEMBER	8302 E BUTEO DR	SCOTTSDALE	AZ	85255	
CACHET AT GRAYHAWK CONDO ASSN ATTN: WHITNEY BOSTIC, PROPERTY MANAGER	9000 E PIMA CENTER PKWY, #300	SCOTTSDALE	AZ	85258	
CACHET AT GRAYHAWK CONDO ASSN ATTN: JOEL PETERSON, TREASURER	19550 N GRAYHAWK DR, #1039	SCOTTSDALE	AZ	85255	
GRAYHAWK COMMUNITY ASSN ATTN: LINDA SHAW, PRESIDENT	20802 N GRAYHAWK DR, #1008	SCOTTSDALE	AZ	85255	
GRAYHAWK COMMUNITY ASSN ATTN: BARBARA DICKERSON, RESIDENT	21625 N 77TH PL	SCOTTSDALE	AZ	85255	
THE RETREAT VILLAGE ASSN AT GRAYHAWK ATTN: MICHAEL FEE, PROPERTY MANAGER	7940 E THOMPSON PEAK PKWY, #102	SCOTTSDALE	AZ	85255	
CITY OF SCOTTSDALE INTERESTED PARTIES LIST					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
FISHER FAMILY TRUST	3303 E BASELINE RD 7-118	GILBERT	AZ	85234	
NELSON TRUST	31448 N GRANITE REEF RD	SCOTTSDALE	AZ	85262	
WYKOFF GARY P/MEREDITH M	28460 N 84TH ST	SCOTTSDALE	AZ	85266	
KINGSBURY TODD/MICHELLE	8075 E DALE LN	SCOTTSDALE	AZ	85266	

CHRISTY L FLANAGAN 2012 IRREVOCABLE TRUST	1879 JIM SIMMONS	FLAGSTAFF	AZ	86005
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER RENEE J. HIGGS	15192 N. 104TH WAY	SCOTTSDALE	AZ	85255
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER WILLIAM SCARBROUGH	5639 E. EDGEMONT AVE.	SCOTTSDALE	AZ	85257
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER JOE YOUNG	7234 E. SHOEMAN LANE, SUITE #8	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER GEORGE ERTEL	11725 N. 129TH WAY	SCOTTSDALE	AZ	85259
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER BARRY GRAHAM	7842 E. MONTEROSA ST.	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER CHRISTIAN SERENA	6929 N. HAYDEN RD., SUITE C4194	SCOTTSDALE	AZ	85250
CITY OF SCOTTSDALE PLANNING COMMISSION ATTN: COMMISSIONER BARNEY GONZALES	6349 N. CATTLETRACK RD.	SCOTTSDALE	AZ	85250
WITHEY MORRIS, PLC ATTN: AUDRY VILLAVEDE	2525 E. ARIZONA BILTMORE CIRCLE; SUITE A-212	PHOENIX	AZ	85016
BOB GRIFFITH	7127 E. RANCHO VISTA DR. #4002	SCOTTSDALE	AZ	85251
CARLA	3420 N. 78TH STREET	SCOTTSDALE	AZ	85251
CHRIS SCHAFFNER	7346 E. SUNNYSIDE DR.	SCOTTSDALE	AZ	85260
TOWN OF PARADISE VALLEY ATTN: COMMUNITY DEVELOPMENT DIRECTOR	6401 E. LINCOLN DRIVE	PARADISE VALLEY	AZ	85253
CONSTANCE LAUB	10105 E. VIA LINDA SUITE 345	SCOTTSDALE	AZ	85258
DAN SOMMER	12005 N 84TH STREET	SCOTTSDALE	AZ	85260
DAVID G. GULINO	5235 N. WOODMERE FAIRWAY	SCOTTSDALE	AZ	85250
COGS ATTN: DR. SONNIE KIRTLEY	8507 EAST HIGHLAND AVENUE	SCOTTSDALE	AZ	85251-1822
ED TOSCHIK	7657 E MARIPOSA GRANDE DR	SCOTTSDALE	AZ	85255
BURCH & CRACCHIOLO PA ATTN: EDWIN BULL	1850 N, CENTRAL AVE. STE 1700	PHOENIX	AZ	85004
ERIC GOLD	25499 N. 104TH WAY	SCOTTSDALE	AZ	85255
GUY PHILLIPS	7131 E. CHOLLA ST.	SCOTTSDALE	AZ	85254
HOWARD MYERS	6631 E HORNED OWL TRAIL	SCOTTSDALE	AZ	85266

GAINEY RANCH COMMUNITY ASSOCIATION ATTN: JIM FUNK	7720 GAINEY RANCH ROAD	SCOTTSDALE	AZ	85258
JIM HAXBY	7336 E. SUNNYSIDE DR.	SCOTTSDALE	AZ	85260
BERRY RIDDELL, LLC ATTN: JOHN BERRY/MICHELE HAMMOND	6750 E CAMELBACK RD, STE 100	SCOTTSDALE	AZ	85251
JOHN WASHINGTON	3518 N. CHAMBERS COURT	SCOTTSDALE	AZ	85251
CITY OF SCOTTSDALE CITY COUNCIL ATTN: COUNCILMEMBER KATHY LITTLEFIELD	3939 N. DRINKWATER BLVD.	SCOTTSDALE	AZ	85251
LINDA WHITEHEAD	9681 E CHUCKWAGON LANE	SCOTTSDALE	AZ	85262
LORI HAYE	P.O. BOX 426	CAVE CREEK	AZ	85327
MARICOPA COUNTY SUPERINTENDENT OF SCHOOLS	4041 N. CENTRAL AVENUE SUITE 1200	PHOENIX	AZ	85012
COMMERCIAL LAND DEVELOPMENT CONSULTING ATTN: MICHAEL LEARY	10278 EAST HILLERY DRIVE	SCOTTSDALE	AZ	85255
AT&T ATTN: MIKE MCNEAL, SUPERVISOR	1231 W. UNIVERSITY DRIVE	MESA	AZ	85201
MIKE RATZKEN	8725 E. PALO VERDE DR	SCOTTSDALE	AZ	85250
PATTI BADENOCH	5027 N. 71ST PL	SCOTTSDALE	AZ	85253
MARICOPA COUNTY PLANNING & DEVELOPMENT PLANNING & DEVELOPMENT DEPARTMENT	501 N. 44TH STREET, SUITE 200	PHOENIX	AZ	85008
CITY OF PHOENIX ATTN: PLANNING & DEVELOPMENT DIRECTOR	200 WEST WASHINGTON STREET, 2ND FLOOR	PHOENIX	AZ	85003
ARIZONA STATE LAND DEPARTMENT ATTN: PLANNING & ENGINEERING SECTION MANAGER	1616 W. ADAMS STREET	PHOENIX	AZ	85007
TOWN OF CAREFREE ATTN: PLANNING AND ZONING	8 SUNDIAL CIRCLE P.O. BOX 740	CAREFREE	AZ	85377
TOWN OF CAVE CREEK ATTN: PLANNING DEPARTMENT	37622 N CAVE CREEK ROAD	CAVE CREEK	AZ	85331
SRP-MIC ATTN: PLANNING DEPARTMENT	10005 E OSBORN ROAD	SCOTTSDALE	AZ	85256
ARIZONA DEPARTMENT OF TRANSPORTATION ATTN: PROJECT MANAGEMENT	205 S. 17TH AVENUE MD 6012E	PHOENIX	AZ	85007
SPRING CREEK DEVELOPMENT ATTN: RANDALL P. BROWN	7144 E. STETSON DR. #425	SCOTTSDALE	AZ	85251

TOWN OF FOUNTAIN HILLS ATTN: PLANNING & ZONING DIVISION	16705 E. AVENUE OF THE FOUNTAINS	FOUNTAIN HILLS	AZ	85268
SRP LAND DEPARTMENT ATTN: SHERRY WAGNER/RIGHT-OF-WAY TECHNICIAN, STEVE TYRRELL	MAIL STATION PAB10W P.O. BOX 52025	PHOENIX	AZ	85072-2025
CAVE CREEK UNIFIED SCHOOL DISTRICT ATTN: SUPERINTENDENT	7753 E. CATALINA DRIVE P.O. BOX 426	SCOTTSDALE CAVE CREEK	AZ	85251 85327
SCOTTSDALE UNIFIED SCHOOL DISTRICT ATTN: SUPERINTENDENT	8500 E. JACKRABBIT RD	SCOTTSDALE	AZ	85250
SUSAN MCGARRY CITY OF SCOTTSDALE CITY COUNCIL ATTN: COUNCILMEMBER TOM DURHAM	8074 E. THERESA DRIVE 3939 N. DRINKWATER BLVD.	SCOTTSDALE SCOTTSDALE	AZ	85255 85251
VICKIE FALEN CITY OF SCOTTSDALE CITY COUNCIL ATTN: MAYOR DAVID ORTEGA	10520 N 117TH PL 3939 N. DRINKWATER BLVD.	SCOTTSDALE SCOTTSDALE	AZ	85259 85251
WADE TINANT GRANITE REEF NEIGHBORHOOD RESOURCE CENTER	4614 E. RUNNING DEER TRAIL 1700 N GRANITE REEF ROAD	CAVE CREEK SCOTTSDALE	AZ	85331 85257
SOUTHWEST GAS CORPORATION WITHEY MORRIS, PLC	2200 N. CENTRAL AVENUE STE 101 2525 E. ARIZONA BILTMORE CIRCLE; SUITE A-212	PHOENIX PHOENIX	AZ	85004 85016
PARADISE VALLEY UNIFIED SCHOOL DISTRICT ARIZONA COMMERCE AUTHORITY	15002 N. 32ND STREET 333 N. CENTRAL AVENUE, SUITE 1900	PHOENIX PHOENIX	AZ	85032 85004
MAGGIE KEASLER STEVE PERONE	7127 E. 6TH AVE. 7474 E. EARLL DR. #108	SCOTTSDALE SCOTTSDALE	AZ	85251 85251
TIFFANY & BOSCO P.A. ATTN: KURT JONES	2525 E. CAMELBACK ROAD	PHOENIX	AZ	85016
COMMUNITY COUNCIL OF SCOTTSDALE ATTN: VICE CHAIR EDMOND RICHARD	2119 N 69TH PLACE	SCOTTSDALE	AZ	85257
COMMUNITY COUNCIL OF SCOTTSDALE ATTN: CHAIR NANCY CANTOR	3408 N PAIUTE WAY #5	SCOTTSDALE	AZ	85251
GAMMAGE & BURNHAM, PLC ATTN: NICHOLAS A. SOBRASKE	40 N. CENTRAL AVE., 20TH FLOOR	PHOENIX	AZ	85004
TECHNICAL SOLUTIONS ATTN: PRESCOTT SMITH	5111 N. SCOTTSDALE ROAD, SUITE 260	SCOTTSDALE	AZ	85260
PAUL ALESSIO	7527 E. TAILSPIN LANE	SCOTTSDALE	AZ	85255

OTHER INTERESTED PARTIES					
ORGANIZATION / CONTACT	MAILING ADDRESS	CITY	STATE	ZIP	
CITY OF SCOTTSDALE PLANNING & DEVELOPMENT SERVICES ATTN: GREG BLOEMBERG, SENIOR PLANNER	7447 E. INDIAN SCHOOL RD, SUITE 105	SCOTTSDALE	AZ	85251	
GAMMAGE & BURNHAM, PLC ATTN: SUSAN E. DEMMITT	40 N. CENTRAL AVE., 20TH FLOOR	PHOENIX	AZ	85004	

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: April 6, 2022
Time: 6:00PM
Location: Grayhawk Elementary School
7525 East Grayhawk Drive Scottsdale, AZ 85255

Site Address: NEC of Hayden Road and Loop 101 Freeway

Project Overview:

1) A zoning map amendment to confirm the allocation of Commercial Office ("C-O") zoning for the property; 2) Conditional Use Permit to allow a hospital use with a helipad in the C-O zoning district; and 3) Amended Development Standards for the Property to allow an increase in the building height for a healthcare campus.

Site Acreage: 45 acres

Applicant Contact:

Susan E. Demmitt, Gammage & Burnham
602-256-0566
sdemmitt@gblaw.com

City Contact:

Greg Bloomberg
480-312-4306
gbloomberg@scottsdaleaz.gov

Pre-Application#: 1209-PA-2021

Posting Date: 3/28/2022

Penalty for removing or defacing sign prior to date of last hearing. Applicant Responsible for Sign Removal.



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.



☒ **Project Under Consideration Sign (White)**



☐ **Public Hearing Notice Sign (Red)**

Case Number:

1209-PA-2021

Project Name:

Location:

NEC Hayden and Loop 101

Site Posting Date:

03/28/22

Applicant Name:

Gammage & Burnham

Sign Company Name:

Dynamite Signs

Phone Number:

480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

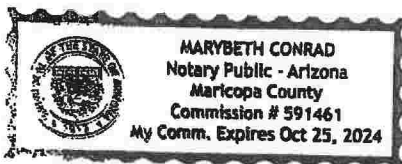
03/28/22

Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me on

3/28/22



Notary Public

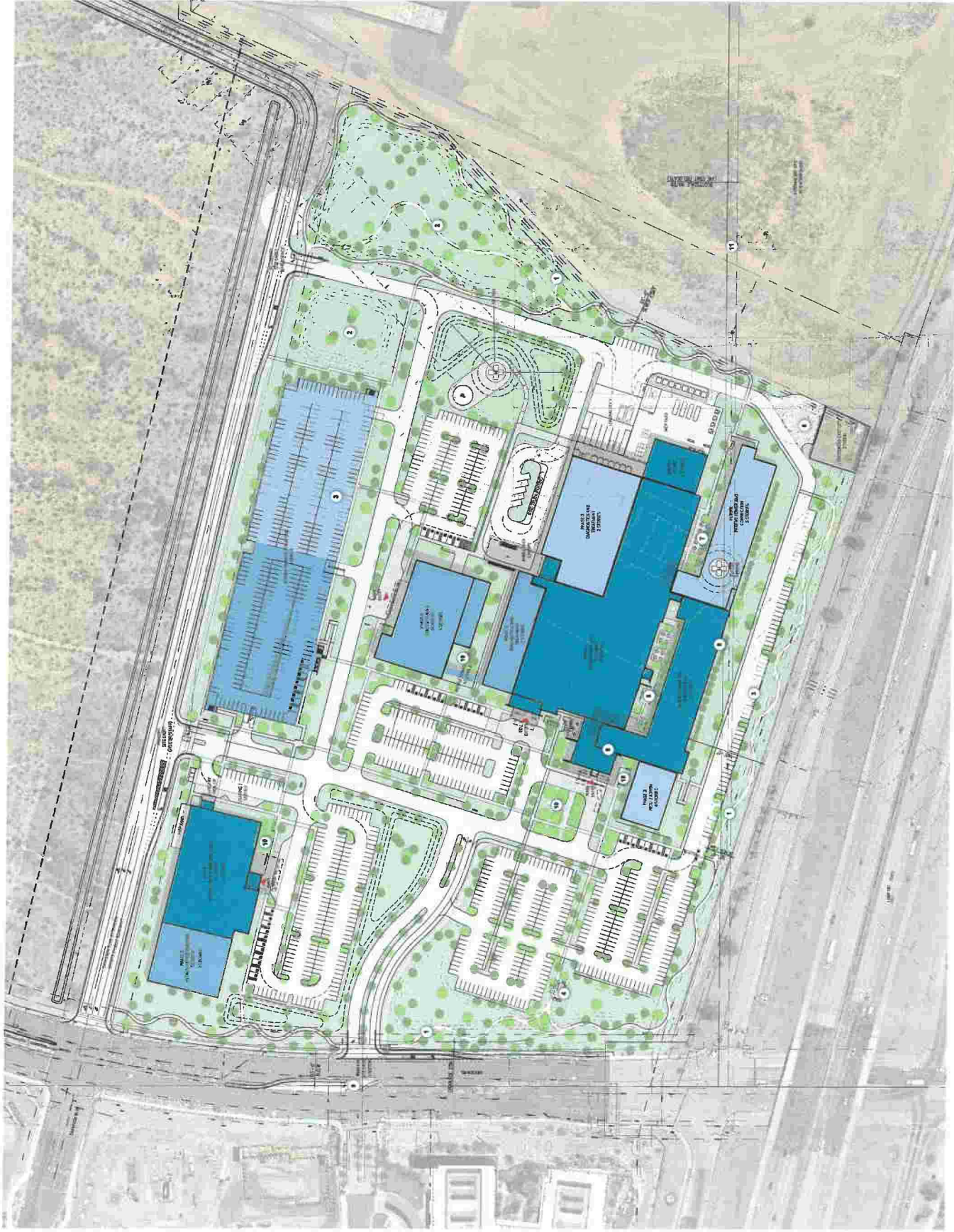
My commission expires: 10-25-24

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

April 6, 2022 Open House Sign-In Sheet (Grayhawk Elementary School)

#	First Name	Last Name	Business Name	Address	City	State	ZIP
1	Chris	Schaffner		7346 E. Sunnyside Drive			
2	Michael	Loya	Grayhawk Community Association (Bd Member)	20101 N. 85th Place			
3	Matthew	Keely Ludick		7721 E. Sands Drive			
4	Jay R.	Laron		5128 E. Banwick Drive	Cave Creek	AZ	85331
5	Richard & Aaron	Pavlik		7429 E. Phantom Way	Scottsdale	AZ	85255
6	James	MacKellan					
7	Tom	Durham	Council Member				
8	David	Severs	Design Spec Build	7655 E. Wing Shadow Road	Scottsdale	AZ	85255
9	Shirley	Wagner		7468 E. Quill Lane	Scottsdale	AZ	85255
10	William A.	Wagner		7468 E. Quill Lane	Scottsdale	AZ	85255
11	Lauren	Lieberman		19816 N. 83rd Place	Scottsdale	AZ	85255
12	Don	Morse		19532 N. 84th Street	Scottsdale	AZ	85255
13	Nancy	Milburn		19700 N. 76th Street	Scottsdale	AZ	85255
14	James	Osman		19700 N. 76th Street	Scottsdale	AZ	85255
15	Mark	Engstrom		19948 N. 96th Way	Scottsdale	AZ	85255
16	Brian	McCardel		26002 N. Palomino Trail	Scottsdale	AZ	85255
17	Randall	Brown		21125 N. 74th Place	Scottsdale	AZ	85255
18	Kathy & Bob	Littlefield	City of Scottsdale - Council	8926 E. Sheena Drive	Scottsdale	AZ	85260
19	Paul	Alessio	Urban RE Arizona	7527 E. Tailspin Lane	Scottsdale	AZ	85255
20	Michelle	Pabis		7400 E. Thompson Peak Pkwy			
21	Dave	Damore		7400 E. Thompson Peak Pkwy			
22	Deanna	Zabokrtsky		11380 E. Sand Hills Road	Scottsdale	AZ	85255
23	Laura	Hoff		7221 E. Gallego Lane	Scottsdale	AZ	85255
24	Joel	Peterson		19550 N. Grayhawk Drive #1039	Scottsdale	AZ	85255



PROPOSED SITE IMPROVEMENTS

- 1 WELLNESS TRAIL / PEDESTRIAN & COMMUNITY WALK PATH
- 2 FUTURE DEVELOPMENT, TBD
- 3 PARKING CANOPIES (PHASE 1)
- 4 COMMUNITY SHADE STRUCTURE
- 5 HEAVY GARDEN
- 6 LEFT TURN ACCESS
- 7 STAFF PHOTO / REBATE
- 8 BUILDING SIGNAGE
- 9 MOODY OFFICE MIDWAY FOR TURNLAW
- 10 SITE REBATE / OUTERING
- 11 RE-ROUTE EXISTING 16" WATER LINE INTO 36" S.D.W.

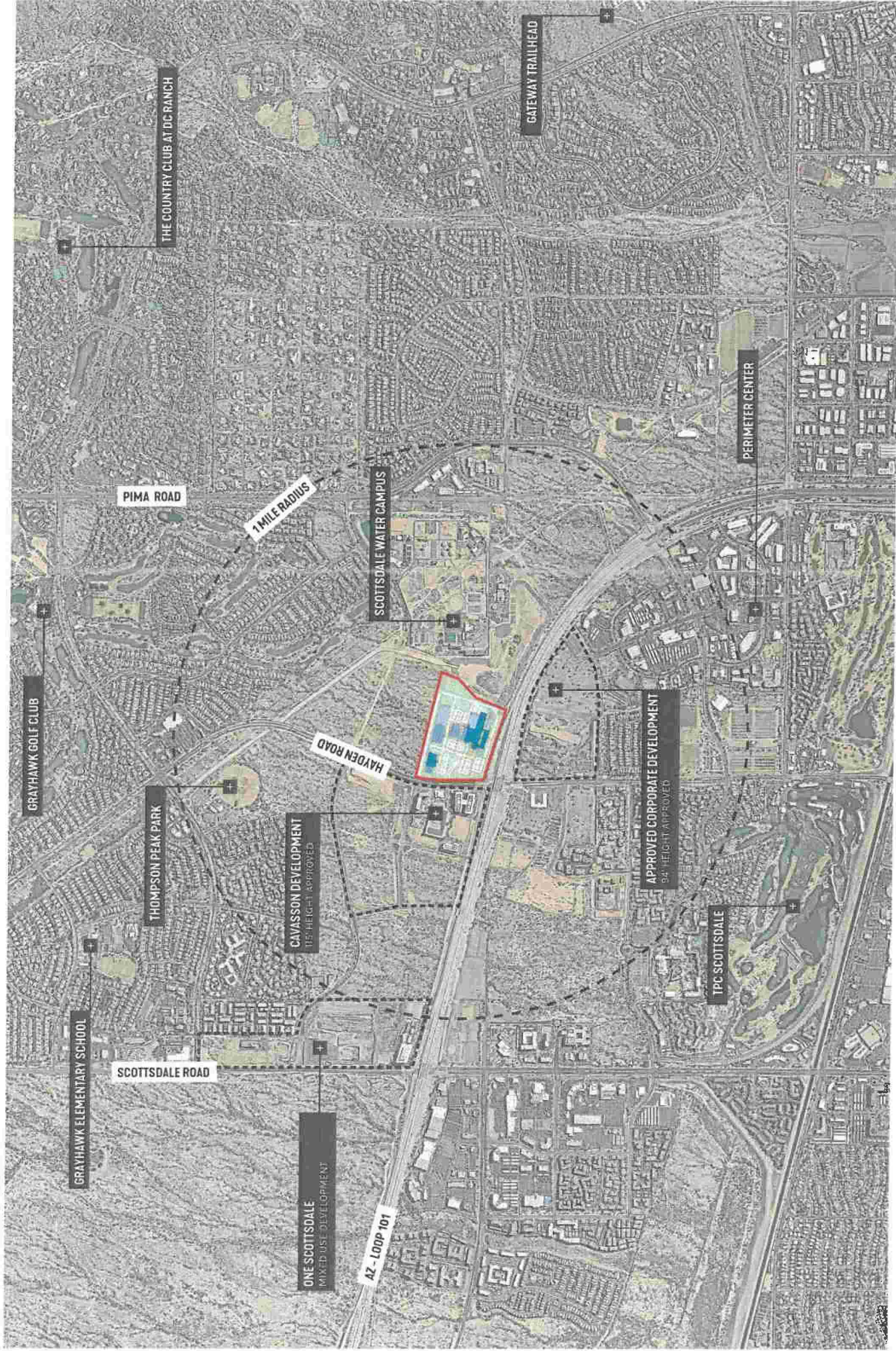
CONCEPT DRAFT - SUBJECT TO CHANGE

MASTER PLAN PROJECT DATA

ZONING:	
PROPOSED USE	R3D
SITE AREA:	
HOSPITAL / MOB AND / CANCER CENTER	60.000 SF
LANDSCAPE FEATURES:	
LANDSCAPE FEATURES	40' x 20'
GENERAL	20' x 20'
HOSPITAL DEVELOPMENT:	
PROPOSED USE	HOSPITAL
PROPOSED MAX. BUILDING HEIGHT	54'-0"
PROPOSED LEVELS	1-5 STORIES
PROPOSED BUILDING AREA	304,000 SF
PROPOSED TOTAL AREA	304,000 SF
FUTURE	304,000 SF
TOTAL	608,000 SF
PROPOSED DESIGNED BEDS:	
PROPOSED DESIGNED BEDS	300
CANCER CENTER:	
PROPOSED USE	MEDICAL OFFICE
PROPOSED MAX. BUILDING HEIGHT	52'-0"
PROPOSED LEVELS	1-5 STORIES
PROPOSED BUILDING AREA	50,000 SF
MEDICAL OFFICE BUILDING / ASC:	
PROPOSED USE	OFFICE
PROPOSED MAX. BUILDING HEIGHT	52'-0"
PROPOSED LEVELS	1-5 STORIES
PROPOSED BUILDING AREA	120,000 SF
FUTURE	120,000 SF
TOTAL	170,000 SF
PARKING STRUCTURE (2 PHASES):	
PROPOSED USE	PARKING
PROPOSED MAX. BUILDING HEIGHT	4'-0"
PROPOSED LEVELS	2

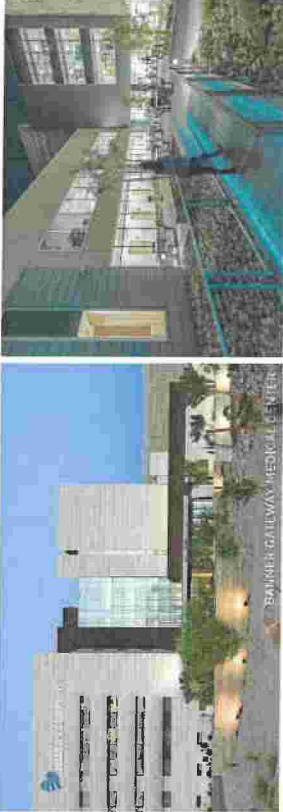
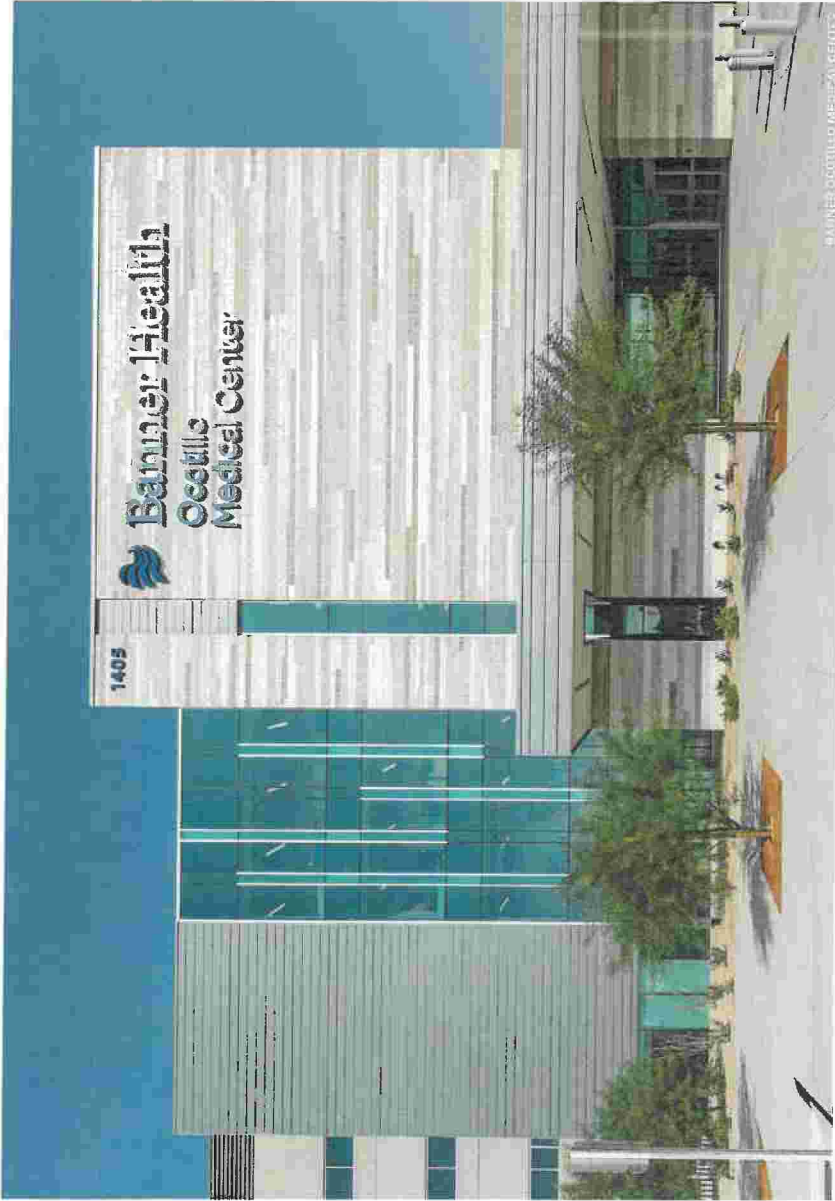


CONCEPT MASTER SITE PLAN (HOSPITAL • CANCER CENTER • MOB) - SUBJECT TO CHANGE



REGIONAL CONTEXT AERIAL

COMMUNITY HOSPITAL



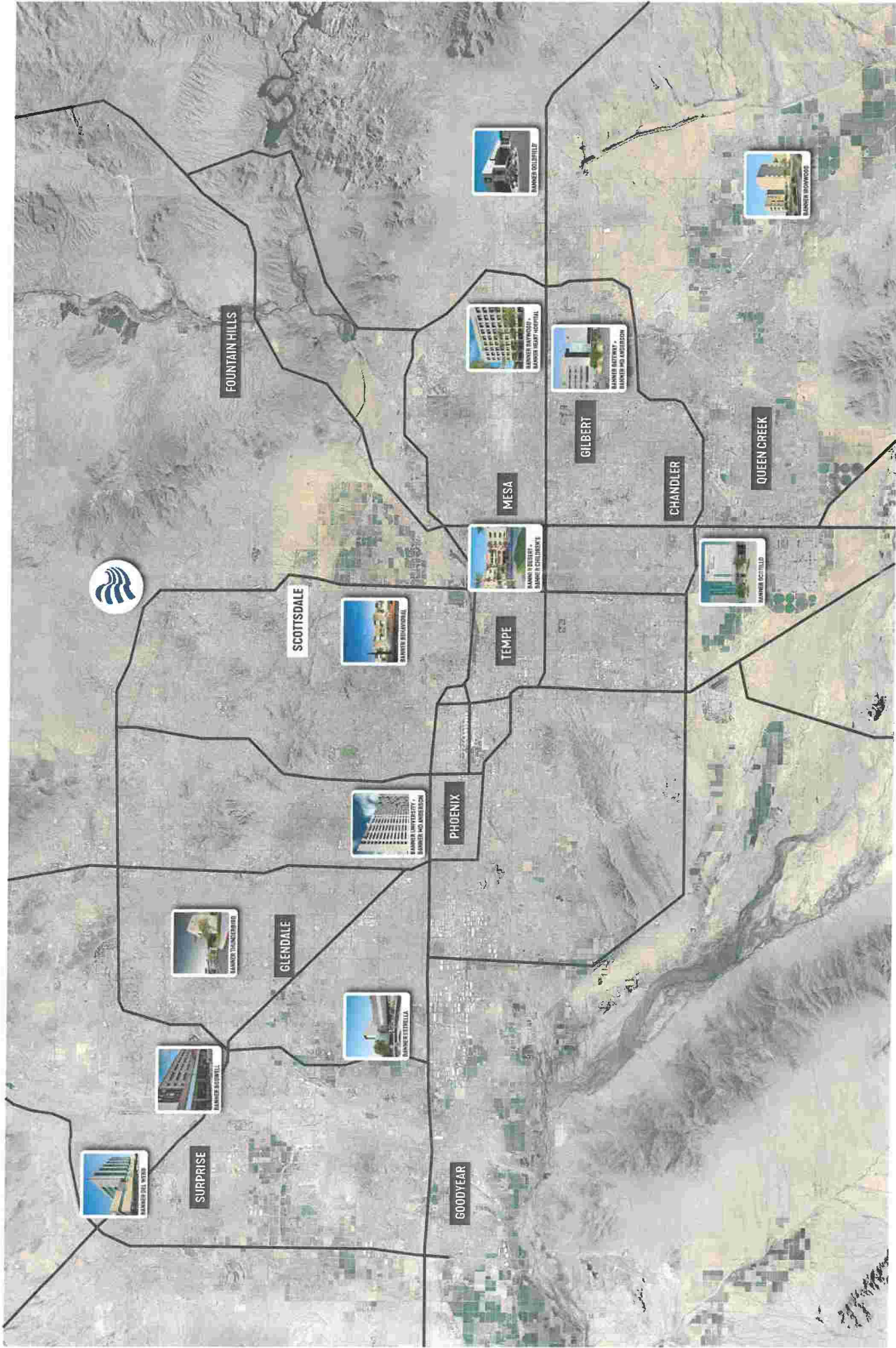
MEDICAL OFFICE BUILDING



CANCER CENTER



BANNER REFERENCE PROJECTS - PROJECT PRECEDENT BOARD



BANNER HEALTH REGIONAL FOOTPRINT

**Banner Health Scottsdale Medical Center
Neighborhood Outreach Meeting
Talking Points & FAQ's**

<p>What is Banner proposing?</p>	<p>Banner Health is proposing a new medical center campus with an acute care hospital, cancer center and medical office uses on 45 acres located at the northeast corner of Hayden and Loop 101.</p> <p>The hospital will be built in phases and ultimately accommodate approximately 300 beds in 4 and 5 story patient towers located along the Loop 101 frontage. The maximum anticipated building height would be 94' for the patient towers with a majority of the onsite buildings being 2 and 3 stories.</p>
<p>Why do we need another hospital?</p>	<p>Banner Health will provide an integrated, high quality, affordable healthcare option in the Northeast Valley and enhance consumer choice in the marketplace. The proposed Banner campus will be able to grow over time to meet growing demands. Further, the proposed medical center will serve the needs of existing Banner Health patients and insurance plan members who already reside in the area. This medical center will also compliment the existing services Banner provides in the marketplace.</p> <p>The Scottsdale Banner Health Medical Center will help establish a full network of care throughout the Greater Phoenix area; an offering no other health system can provide.</p>
<p>We already have a hospital nearby. Why do we need another?</p>	<p>The proposed medical center will serve the needs of existing Banner Health patients and insurance plan members who already reside in the area – many of whom leave the area to receive care at other Banner Health facilities.</p> <p>There is significant growth planned in the broader Scottsdale / North Phoenix area anticipated to continue well into the future.</p> <p>The Banner Scottsdale Medical Center will provide consumer choice as it relates to healthcare options in the area.</p>

<p>How big is this facility going to be?</p>	<p>The first phase of the medical center is anticipated to include approximately 100 licensed hospital beds in a patient tower connected to a diagnostics and treatment building. In addition, the first phase will also include a medical office building to house support services of roughly 125,000 square feet.</p> <p>Future phases could include expansion of the patient towers (to a maximum of 300 beds) as well as the addition of a cancer center. It is anticipated the medical center will not reach full build out for 10 to 20 years.</p>
<p>Why was this location chosen?</p>	<p>This site was chosen for several reasons including its ability to serve market demand, ease of access, location along the freeway generally buffered from residential, and compatible uses in the area.</p>
<p>What will this mean for traffic in my neighborhood and on my commute?</p>	<p>Given the proposed location of the hospital along the 101 Freeway with existing improvements already made to Hayden Road and the future Miller Road extension and Legacy / Hualapai extension, traffic impacts are anticipated to be modest in the surrounding neighborhoods.</p> <p>Banner intends to connect Cavasson Blvd. to the east of the project.</p>
<p>Is this site zoned for a hospital?</p>	<p>The subject site is zoned for Banner's intended use. Knowing the future development plans of the broader Crossroads Masterplan, the City of Scottsdale has, and will continue to provide the required infrastructure to support traffic in the area.</p> <p>The Banner Health campus will utilize C-O (Commercial Office) zoning with a Special Use Permit for the hospital.</p>
<p>I'm concerned about the height of the hospital. How will this building impact my view?</p>	<p>The proposed maximum height of the Banner Medical Center will be 94 feet, 5-stories, limited to the patient towers only which are strategically located along the 101 Freeway. The proposed height will be lower than adjacent uses along the 101 Freeway. Most structures on the site are limited to 3-stories.</p> <p>Only certain elements of the medical center will achieve maximum height and these buildings (patient towers)</p>

	<p>have been pushed as close to the 101 freeway to maintain view corridors. The compatible architectural design and high-quality building materials are intended to ideally suit the building to the area and broader environment.</p> <p>The proposed height of the Medical Center at its highest point (patient towers) is anticipated to be at least 20' lower than the maximum height entitled for adjacent uses (Cavasson/Nationwide).</p>
Won't there be a lot of noise from the helipad and emergency service vehicles?	<p>The proposed Banner Health facility is not a Level 1 trauma center. Volume of traffic for the helipad will be modest and primarily used to take patients with severe needs (typically life-saving events) from this facility to a Level 1 trauma center. Air traffic will predominantly be outbound flights in the case a patient needs treatment in a higher acuity facility. Additionally, the facility is located near the existing Scottsdale Airport and incremental volume from the hospital to existing air traffic will be negligible. The number of trips anticipated from the helipad is likely only a few per week.</p>
Why is there a second helipad?	<p>The secondary helipad is intended to help maximize operations should demand grow over time. The ground mounted helipad would be the primary helipad for the hospital.</p>
What is the projected economic impact of this development?	<p>Creation of high-quality healthcare jobs estimated at over 1,000 in the next 5-years; projections for over 2,500 jobs at full build out</p> <p>Banner anticipates an overall investment in the hospital and surrounding market in excess of \$750M at full build out</p>
When will the facility open?	<p>Our current schedule projects that the hospital will open for patients in early 2025 (first phase). We anticipate completing the entitlements in Fall of this year (2022) with groundbreaking occurring in early 2023. Maximum build out on site is not anticipated for 10 to 20 years.</p> <p>It is anticipated that the medical office building would open sooner than the initial phase of the hospital to provide services.</p>

What is the facility intended to look like?	The proposed Scottsdale Medical Center will be designed to enhance compatibility with the surrounding desert area.
What about lighting and light pollution?	Banner intends to fully comply with the City of Scottsdale Dark Sky ordinance. The site will be thoughtfully illuminated but ensure the safety of patients and guests to the facility.
What are next steps?	<p>Banner Health will filing the zoning and Special Use Permit applications with the City of Scottsdale.</p> <p>The public auction for the land is anticipated in Fall 2022 with the entitlements being finalized shortly thereafter.</p>
What impacts will there be to the landscape / native desert area?	Native species are intended to be salvaged pursuant to the robust City of Scottsdale requirements. The site itself will feature native landscape intended to mitigate water use.